DELEGATED DECISION REPORT

SMD/2018/0540	**HADDON**	**PROPOSED FIRST FLOOR**
Valid 20/08/2018	**8A GREEN LANE**	**EXTENSION TO SIDE ABOVE**
	BLYTHE BRIDGE	**EXISTING GARAGE.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity

DESCRIPTION OF SITE

Modern two storey brick and concrete tile detached gable-ended dwelling with single storey garage attached to side. Green Lane is an un-metalled, presumably private cul de sac serving some 30 plus dwellings. A mix of both two storey and single storey detached and semis of varying mainly 20thC date some of individual design, others evidently built together as a series.

The neighbour to the south is a modern detached two storey brick dwelling of pleasing cottage style. The properties opposite are modest bungalows both detached and a pair of semis. The neighbour to the north is a detached two storey brick and tile dwelling of likely late 19thC date.

PROPOSAL

To add a first floor level forming a new side gable over the existing garage and alongside the full depth of the house. As first submitted the proposal continued the same roof ridge height as in the existing house. There was a partial sense of being recessed at first floor level at the front but only by virtue of a pre-existing forward projecting gable on the original house which stands forward of the main elevation line. Revised plans were requested to make a deeper recess and lower the roof ridge line.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 11th October 2018
Neighbour consultation period ends: 18th September 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Forsbrook Parish Council – none

OFFICER COMMENTS

Principle of Development
Within the development boundary therefore acceptable in principle.

Design
In the revised plans the roof ridge height is suitably set down and the front wall recessed sufficiently so that the extension would appear subordinate to the original house. Materials of brick and tile to match existing. Eaves and verges to match existing including brick detail to verges and corbel at eaves.

Amenity
The main considerations are the impact on the detached neighbour to the south and also on the street scene. The neighbour has a single storey side element in the immediate adjacent plot. There are no principal windows in the side elevation. The extension would not project beyond existing front and rear building lines so there would be no overshadowing of the principal windows in these elevations. The proposal would involve small bathroom windows in the new side elevation, one at ground floor and one at first floor. These would be obscure glazed and would not intrude on the privacy or other amenity of the neighbour. The neighbour has no side facing windows. A new rear facing bedroom window would be incorporated which would bring a closer degree of overlooking (obliquely) for the neighbour's rear garden. This however is not judged to be unduly intrusive.

CONCLUSION / PLANNING BALANCE

Being within the development boundary and in planning terms raising no unacceptable implications for neighbour amenity or street scene and being acceptable in design the scheme is recommended for approval. The subordination of the extension by recessing and setting down was found important in order to meet normal design guide expectations. It further assists in the event that a similar proposal were to come forward for the neighbouring dwelling to the south in order to minimise future risk of 'terracing' effect.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 18th October 2018 revised 6th November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council