DELEGATED DECISION REPORT

SMD/2018/0666 **Valid 20/11/2018**	**2 LINNET WAY** **BIDDULPH**	**PROPOSED SINGLE-STOREY SIDE EXTENSION TO PROVIDE BEDROOM AND SHOWER ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application site relates to a modern two storey detached dwelling on a residential estate located within the development boundary in Biddulph. The application site is located on a corner which the access road wraps around, with a hammerhead to the rear. Therefore, the application site is surrounded on three sides by a highway. To the north the application site is bound by Nos. 14 and 15 Linett Way which are detached dwellings. To the west the application site is bound by No. 1 Linett Way which is also a two storey detached dwelling. To the south the application site is bound by no. 3 Linett Way and the hammerhead which forms a turning point for vehicles to the end of the cul-de-sac road. To the east the application site is bound by Nos. 8, 9 and 10 Linnet Way.

PROPOSAL
The application seeks planning permission for there erection of a single storey extension to the side of the dwelling to accommodate a bedroom and shower room.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1983/0243 Site for residential development APPROVED

SMD/1986/0058 Renewal of permission for residential development (outline) APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 07/01/2019
Neighbour consultation period ends: 13/12/2018
Press Advert: N/A

Public Comments

A letter of support has been received from the neighbouring dwelling at Number 14 Linnet Way.

Town / Parish Comments

N/A

Staffordshire County Council Highways

N/A

OFFICER COMMENTS

Principle of Development

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

The application seeks planning permission for a single storey extension which has a dual pitched roof across the bedroom and a monopitched roof to the shower room. This mirrors the hipped roof of the main dwelling. The proposed extension is to measure a maximum of 3.9m (to ridge) and 2.2m to eaves with the monopitch element of the extension coming to just under the window which is already in the side elevation at first floor level, thought to serve the stairwell. The extension is to be set down from the main dwelling and would be read as subordinate, being single storey in height.

The application form which accompanies the application sets out that the proposed construction materials are to be yellow clay facing bricks, grey concrete pan tiles and brown UPVC, all to match the existing dwelling. It is considered that the proposed development represents a high quality design which accords with planning policy in this regard.

Amenity
Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the NPPF requires a high standard of amenity to be achieved or existing and future users of development.

The proposed extension is to have a set of triple windows to the front and rear elevations. There are to be no windows in the side elevation of the proposed extension. Whilst the windows to the front elevation face towards Nos. 14 and 15 Linnet Way, it is not considered that they would be any different to the existing windows to the front elevation in terms of overlooking onto the street, particularly because of the separation distance between the dwellings.

The proposed extension is to the east of the existing dwelling and is not considered to have an impact upon neighbouring properties in terms of shading particularly because it is single storey in height and given that it does not project beyond the existing front and rear building lines. A distance of c.13m will be maintained between the side elevation and the front of the dwelling opposite which complies with the Council's 'Space About Dwellings' requirements.

Overall, it is considered that the proposed extension accords with policy in relation to amenity.

Highway Safety
Policy T1 of the Core Strategy seeks to promote the use of sustainable transport in developments. The application site has a garage and two existing parking spaces which is considered adequate for the number of bedrooms at the dwelling. The Highways Authority has no objection to the proposed development, as such it is considered that the proposed extension is acceptable in highway safety terms.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for the erection of a single storey extension to the side of the dwelling to accommodate an additional bedroom and shower room. The application site is located within the development boundary where the principle of development is acceptable, subject to design and amenity policies. The proposals have been carefully assessed from a design and amenity perspective as being in accordance with policy. Overall, it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 7th January 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council