**DELEGATED DECISION REPORT**

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| **SMD/2018/0678**<br>**Valid 13/11/2018** | **17 NORTHFIELD DRIVE**<br>**BIDDULPH** | **SINGLE STOREY EXTENSION TO PART OF FRONT ELEVATION**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Design
- Amenity

**DESCRIPTION OF SITE**
The application relates to a single storey detached bungalow on Northfield Drive in Biddulph. It is located within the development boundary within the parish of Biddulph North ward. To the north the application site is bound by No. 19, another detached bungalow. To the west the application site is bound by the rear gardens of No. 16 Sycamore Close and No. 13 Northfield Drive. Immediately to the south the application site is bound by another large detached bungalow (No. 15 Northfield Drive). To the east the application site is bound by Northfield Drive which provides the vehicular access to the dwelling, beyond which are a series of other bungalow dwellings.

**PROPOSAL**
The application seeks planning permission for a single storey extension, part of which is to the front elevation protruding beyond the front building line. The application also seeks planning permission for a new window to the side of the dwelling and the removal of the existing chimney.

**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**
There is no relevant planning history associated with this application site.

**CONSULTATIONS**
**Publicity**
Site Notice expiry date: 07/01/2019
Neighbour consultation period ends: 10/12/2018
Press Advert: N/A

**Public Comments**
N/A

**Town / Parish Comments**
N/A

**Staffordshire County Council Minerals & Waste**
No comments as the site is not within or near any waste management facility or in a safeguarding area

**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 permission for an extension to the front of the bungalow to provide an additional bedroom. The proposal is to extend the gable to the front, with a pitched roof in a similar style to the bay window to the other side of the front door. The application also seeks permission to insert a window to the side elevation which faces towards the large detached garage at No. 15 Northfield Drive and the removal of an existing chimney. Although the proposed extension projects out by 2.3m from the front building line of the dwelling there is no uniformity in the street scene, due to other dwellings being set at an angle and facing in different directions. It is also noted that there are other dwellings on the same estate which have an asymmetric frontage with one gable projecting out further than the front building line. As such, it is considered that in this particular location on the estate where there is not a strong uniform building line, the design would be acceptable.

The elevation plans indicate that the proposed construction materials will be facing brick to match the existing dwelling as well as new tiles, fascia, soffit and guttering to match the existing. It is also indicated that the existing rounded window to the side elevation is to be reused.

It is considered that the proposed development is of a high quality design which is in keeping with the street scene

**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 directly adjacent to the neighbour's garage and to the rear of the neighbouring dwelling which is 11m in distance away. The proposed window to the side is to be located directly adjacent the garage wall, it will be tucked away to the side of the dwelling and not prominent in the street scene. Further, it is noted that there is an existing window to the side elevation which is to be removed, reducing the amount of overlooking which currently exists. Although the front window to the dwelling would move closer to the dwellings on the opposite side of the road it is considered that there is still a significant separation distance which is unlikely to result in an amenity issue.

In terms of the position of the proposed extension, it sits directly to the north of No. 15 Northfield Drive. As such it is not considered it will cause a shadowing issue with the neighbouring dwelling. In view of the distance to the boundary with no.19, no other overshadowing issues are raised.

Overall, the proposed development has been carefully considered from an amenity perspective as according with policy.

**Highway Safety**
Policy T1 of the Core Strategy relates to sustainable transport. The proposed development does seek to increase the number of bedrooms at the dwelling, which would have implications for the number of car parking spaces required. However, the floor plan and elevation plans indicate that there would be space for three vehicles to park in front of the existing garage, totalling four spaces. This is considered to be sufficient for a four bedroom dwelling and accords with policy in this regard.

**CONCLUSION / PLANNING BALANCE**
This application seeks planning permission for the extension of a bungalow to the front, in order to provide an additional bedroom. It also seeks permission to remove the existing chimney and insert a new window to the side elevation. The application is located inside the development boundary where the principle of development is considered acceptable subject to accordance with policies relating to design and amenity. The proposals have been carefully considered from a design and amenity perspective and are considered acceptable. It is recommended that the application is approved, subject to conditions.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Laura Barnes**
**Recommendation Date: 8th January 2019**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**