DELEGATED DECISION REPORT

SMD/2018/0771	**10 GREEN LANE**	**PROPOSED SINGLE STOREY REAR EXTENSION TO THE EXISTING DWELLING AND CONVERSION OF THE REAR AREA OF THE EXISTING ATTACHED GARAGE.**
Valid 14/12/2018	**BLYTHE BRIDGE**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the west of Green Lane, Blythe Bridge. Green Lane is a single narrow track that forms a junction with Uttoxeter Road to the north and is characterised by varying house types and styles on both sides.

The site itself contains No.10 Green Lane; a two storey detached red brick property and its associated curtilage. The curtilage is made up of an area of hard standing area to the front which is utilised for off street parking; an ancillary single storey garage attached to the northern side elevation; and a large rear garden.

The rear elevation of the house is characterised by relatively unsympathetic additions which were approved in 2008 under SMD/2008/0341. The rear garden contains various typical outbuildings incidental to the enjoyment of a dwellinghouse including a conservatory and a single storey flat roof garden store shed.

PROPOSAL

The proposed development comprises the removal of the existing garden storage shed and a single storey rear extension, which would be connected to the rear of the ancillary garage.

The proposed extension would have a dual pitched tiled roof with sky lights in the side (south western) elevation, with external walls constructed predominantly of brickwork which matches the existing garage.

The extension would extend some 8m beyond the existing rear elevation of the garage, with a height to eaves level of 2.3m and a maximum ridge height of 2.7m – sitting some 700mm below the ridgeline of the existing garage - and comprising a new utility room; a bathroom; and an ancillary bedroom/work room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Governments 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.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas Strategy
SS6a Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2008/0341	Proposed garage extension to side of dwelling and removal of existing conservatory and replaced with a family room (Approved 15/05/2008)

CONSULTATIONS

Publicity

Site Notice expiry date: 25th January 2018
Neighbour consultation period ends: 7th January 2018
Press Advert: N/A

Public Comments

No representations received

Town / Parish Comments

Forsbrook Parish Council – No comments received at time of writing

OFFICER COMMENTS

Principle of Development

The proposal seeks permission for extensions and alterations to an existing dwelling contained entirely within the existing residential curtilage. The site itself it located within the development boundary of Blythe Bridge, classified as a Larger Village in the Core Strategy, and is not constrained by any sensitive statutory designation.

In light of the above, the principle of development is considered to be acceptable, subject to material considerations relating to Design and Residential Amenity.

Design

Core Strategy Policy SS1 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.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular 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.

Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting

The proposed development is of a height which stands subordinate to the existing garage and the main dwelling, in line with supplementary guidance.

During the consultation phase, the Case Officer contacted the agent to explore ways in which the massing of the proposed extension could be broken up to provide a visual break and thereby enhance the design.

A number of alternatives were explored to try and achieve this desired enhancement, which included a glazed link, and a parapet wall, however it was concluded on balance, that due to the proposal being to the rear and not being visible from any public vantage point, the proposed extension would be acceptable in its current form, and would not result in any adverse harm to the character and appearance of the existing dwelling or wider streetscene – especially when considering the relatively unsympathetic additions that have been added to the house under the 2008 consent.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

The proposed extension would run parallel with the rear garden boundary of No.8a Green Lane and projects a significant distance from the rear elevation. There would be conflict with the 45 degree line from principal windows in the rear elevation of no.8a.. This boundary is characterised by a low brick wall and a timber boarded fence that reaches an approximate height of 1.8m. Taking into account the boundary treatment, the proposed extension would rise some 1.7m above the existing fence However, there are existing structures within the garden of the application site along this boundary. The neighbouring garden contains ancillary outbuilding/shed and conservatory type structures near to the proposed extension at No.10. In view of this and given the single storey nature of the proposal it is not considered that any overshadowing or overbearing impacts would be any greater than those which occur at present. Any overshadowing which did occur would be over the roofs of the adjacent outbuildings No neighbour objections have been received .

Given the presence of the boundary treatment, and that no windows are proposed in the elevation facing No.8a Green Lane, there will be no adverse impacts with regards to a lack of privacy or overlooking.

Given the distance to the boundary with no.12 and boundary treatment to this property no other amenity impacts are envisaged.

As such, it is considered that given the modest scale of development proposed, and the relationship with neighbouring development, the proposal would not result in any adverse harm to the residential amenity of any neighbouring property, in accordance with CS Policy DC1 and paragraph 127 of the NPPF.

CONCLUSION / PLANNING BALANCE

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.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks extensions and alterations to an existing dwellinghouse contained entirely within the existing curtilage. The site lies within the development boundary and is not constrained by any sensitive statutory designation; the principle thereby being acceptable subject to matters of Design and Amenity.

Whilst it would be desirable for the massing of the extension to be broken up, it was considered after viewing alternative proposed sketches submitted by the applicant's agent that on balance, the proposal in is current form would not be harmful to the character and appearance of the dwelling or wider street scene, in part because of the relatively unsympathetic extensions that have already been added under the 2008 consent, and therefore complies with Core Strategy Policies SS1 and DC1 and paragraph 127 of the NPPF.

Due to the modest scale of the proposal, existing boundary treatments, outbuildings and relationship with neighbouring properties, there are not considered to be any adverse impacts to amenity arising from the proposal, in line with Core Strategy Policy DC1 and paragraph 127 of the NPPF.

In conclusion, the proposal is thought to comprise a sustainable form of development that complies with relevant local development plan policies. In line with Core Strategy Policy SS1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 29th January 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council