DELEGATED DECISION REPORT

SMD/2019/0086	**23 BROOK CLOSE**	**PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE ACCESS TO BEDROOM AND WET ROOM FOR DISABLED OCCUPANT**
Valid 26/02/2019	**BLYTHE BRIDGE**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES
Will the proposed extension adversely affect the character and appearance of the area and the amenity of its neighbours?

DESCRIPTION OF SITE
Semi detached property on a corner plot at the end of the row of houses on the west side of Brook Close. The side of the dwelling is adjacent to Bridgwood Road. To the rear of the property there is a driveway that runs between fences to a row of garages and lock ups.

PROPOSAL
A ground floor single storey addition that would extend from the rear elevation by 5.8 metres. Built from brick with a full pitched tiled roof, the extension would have a little blank facing end gable. Bathroom and bedroom windows would be provided in the side elevation that would face into the garden and toward the side boundary with the road.

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 Strategy
DC1 Design Considerations

Emerging Local Plan
The Council's emerging local plan has reached an advanced stage of the process, but is yet to be finalised and adopted. Relevant to the determination of this application, emerging policy would not introduce material differences and this recommendation relies on the policies of the existing development plan and the NPPF.

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision making; 12 Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: 18/04/19
Neighbour consultation period ends: 28/03/19

Public Comments
None Received

Town / Parish Comments
Forsbrook Parish Council: No Objection

OFFICER COMMENTS

Principle of Development
The development would take place within the 'larger village' of where the area strategy SS6a of the Core Strategy would provide for residential development generally. The NPPF, revised Feb 2019, promotes sustainable development making it clear that there should be a presumption in favour of such development. An overarching objective of sustainable development is to achieve good design, and this is reiterated at section 12 which is dedicated to 'achieving well designed places'. The Council's development plan policies in the adopted Core Strategy and the Emerging Local Plan accord with the NPPF in those respects (SS1a and DC1). Essentially, good design is not divisible from good planning that achieves sustainable development. There would be a presumption in favour therefore, of development that enlarges the dwelling in a way that is designed well and does not harm the character and appearance of the area.

Design
The modest extension would appear as a small brick gable extending to the rear of the dwelling the appearance of a subordinate single storey outbuilding. A small amount of tiled roof and maybe brick work would be apparent just above the fence line from certain angles. It would not be prominent or exposed within the street scene and it would not adversely affect the character and appearance of the area.

Amenity
The addition would extend 5.8 metres from the rear elevation it would be built up to and along the shared boundary with the adjoining neighbour. The neighbour has their own conservatory addition that flanks the boundary and extends by about 3metres, beyond that they have a timber garden shed that sits in the far corner of the garden alongside the boundary. The proposed extension would not affect horizontal sight lines from windows in the rear of the neighbour's property or appear obtrusive or overshadowing from their garden because their living room is enclosed and replaced by the conservatory, while the majority of the neighbour's garden is already flanked by their own development. Furthermore, it is located to the north and as such would not cause any direct overshadowing.

The rear elevation of the proposed extension would not be windowed and would not provide outlook toward the neighbour behind. The development would not extend toward principal windows in the side elevation of the dwelling behind and would be approx. 10 metres away in any event, the other side of the driveway access to the garages.

The windows in the extension would face toward the applicant's garden and the side boundary that is shared with the road, they would not face toward any of the neighbouring properties.

CONCLUSION / PLANNING BALANCE

Acceptable design of modest household development, no adverse impacts on character and appearance of the area or neighbouring amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 29/04/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council