DELEGATED DECISION REPORT

SMD/2019/0110	**6 NEVIN AVENUE**	**PROPOSED DEMOLITION OF REAR CONSERVATORY, REPLACEMENT WITH SINGLE STORY EXTENSION AND RAISING OF ROOF TO CREATE FIRST FLOOR LEVELTO FACILITATE THREE REAR DORMERS.**
Valid 11/03/2019	**KNYPERSLEY**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the appearance of the dwelling and in turn the character and appearance of the Area.

DESCRIPTION OF SITE
A cul de sac of mid 20th Century bungalows within the settlement of Knypersley and the wider development boundary of Biddulph. The applicant's dwelling type is the same or similar to most of the others in the row – modestly sized, red brick, full pitched roofs, and forward and rear facing/projecting gables. The rear of the property has a boundary with Biddulph High School playing fields.

PROPOSAL
To increase by about 0.6m the ridge height and thereby the total span of the main roof of the dwelling so that it would cover and replace, under the one roof, the existing rear gable and flat roof porch. While this would not increase the space at the ground floor, it would increase the height and area within the roof space enabling a dormer roof conversion and the addition of three dormer window extensions, evenly spaced and each with a little peaked roof, within the increased larger area of the rear facing roof slope.

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
SS5b Biddulph Town Strategy
DC1 Design Considerations

Design Guide SPD 2018

National Planning Policy Framework

Section(s) 2 Achieving Sustainable Development, 4 Decision Making, 12 Achieving Well Designed Places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
82/10812/OLD DC Front Porch Extension. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 28th April 2019
Neighbour consultation period ends: 10th April 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: No Objection

Severn Trent Water
As the proposal has minimal impact on the public sewerage system, no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS
The applicant's property is within the town area of Biddulph where well designed household development that does not harm the character and appearance of the locality would be sustainable and compliant with the Development Plan and NPPPF.

The character of this locality is very much made up of uniform bungalow dwelling types - all with the same elevational arrangements, roof mass and ridge height. Examples of extension or alteration within the locality are very scarce and all the dwellings with their varying plot positions and staggered arrangements as they fan around the cul de sac, share a consistent character and common appearance.

If the applicant's dwelling were to have a greater ridge height and roof mass it would be at odds with the others in the locality it would appear rather odd, overly prominent and have a disjointed relationship with its neighbours. Given the uniform appearance of the properties within the street scene, with their consistently low ridge heights, any increase in the height of the roof would result and incongruous and unbalanced appearance to the property. This in turn would be harmful to the character and appearance of the area. Policy DC1 of the Core Strategy seeks to ensure that new development is well designed, reinforcing local distinctiveness, taking into account matters such as scale, design, siting , character and appearance. This reflects the NPPF at paragraph 127 which advises that development should add to the overall quality of the area and be sympathetic to local character. Moreover, paragraph 130 advises that poor design should be refused where it fails to take the opportunity to improve the character and quality of an area. In this case the raised ridge height would fails to reflect the prevailing and dominant character of the area.

It is noted that the applicant has pointed out an extension at 2 Nevin Avenue. However in this case, the front and rear extensions did not involve the raising of the ridge height and related to single storey extensions, thereby maintaining the uniform ridge line of the bungalow, in line with other in the street.

The increased area of the rear facing roof slope would allow the addition of three peaked roof dormer windows. These would not be readily visible as part of the street scene from the road at the front, they will only be apparent from parts of the school playing field behind, but in any event these dormers would be neatly proportioned, evenly spaced and well positioned within the roof slope, they would not harm the character and appearance of the area. Moreover the increased height of the property would not harm the residential amenities of the neighbouring properties.

CONCLUSION / PLANNING BALANCE

Proposal is for a roof alteration that would not be well designed 'sustainable development' because it would harm the character and appearance of the area and conflict with the relevant policy of the Development Plan and NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 25/04/2019

X

Jane Colley

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council