DELEGATED DECISION REPORT

SMD/2019/0133	**1 GREENFIELD CLOSE**	**TWO STOREY EXTENSION**
Valid 26/02/2019	**BROWN EDGE**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- street scene
- neighbour amenity

DESCRIPTION OF SITE
Two-storey semi on corner plot with first floor set within mansard roof over ground floor eaves. Short drive and front door accessed via slight incline off Greenfield Avenue. Lawned garden with low boundary wall to rear of roadside pavements wraps around both elevations facing on to the road fronts.

PROPOSAL
To add two storey side extension fronting on to Greenfield Close.

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 Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 19th April 2019
Neighbour consultation period ends: 28th march 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Brown Edge Parish Council – no objections, subject to normal planning guidelines

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

Severn Trent Water advise that there are public sewers located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. The applicant is advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

OFFICER COMMENTS

Principle of Development
Within the larger village development boundary development is acceptable in principle.

Design
The proposal attempts to faithfully replicate the distinctive design appearance of the mansard roof construction. At ground floor these houses were originally of pre-fab panel construction. Most, including this one and its attached neighbour, have been finished with facing brick at ground floor. The proposed extension would adopt brick to match with tiles above to match the existing mansard roof.

The extension is not shown as being recessed relative to the elevation facing Greenfield Avenue although the roof ridge line of the extension would be well set down relative to that of the main house. A down pipe would mask the brick join at ground floor. Consideration has been given to requesting an amendment to form a recess but it is considered on balance that the extra complications this would introduce in the mansard roof would be obtrusive in themselves and negate the

benefits. At 2.13m the extension of the elevation facing Greenfield Avenue is not over large.

The final scheme is based on an amended drawing which re-positions the first floor bathroom window from the elevation facing Greenfield Close into that facing Greenfield Avenue.

Amenity
Consideration has been given to the 45 degree horizontal plane angle of the first floor neighbouring window at 3 Greenfield Close and it is found to be very marginally clipped by the extension. Noting that this window faces SW the impacts for this window would be negligible by reference to the Space About Dwellings Guidance and coupled with the Mansard roof arrangement which reduces the massing of the extension it is considered that any impact on amenity would be minimal.

CONCLUSION / PLANNING BALANCE
The scheme attempts to faithfully maintain the mansard design form. The scheme extends each of the roof planes and the vertical wall in the elevation facing Greenfield Avenue without any recess but for the reasons discussed including that the extension is short the compromise is found acceptable.

With no other concerns arising the scheme is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 11th June 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council