DELEGATED DECISION REPORT

SMD/2019/0140 **Valid 08/03/2019**	**25 SCARRATT DRIVE** **FORSBROOK**	**PROPOSED SINGLE STOREY SIDE EXTENSION WITH ADDITION OF TIMBER FENCING TO PART OF SIDE ELEVATION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour amenity
- Street scene and amenity

DESCRIPTION OF SITE

An attractive modern detached brick and concrete roof tile bungalow of simple form on corner plot in an estate cul de sac of similar properties. The house front looks on to Scarratt Drive to the east with a lawned front garden to a dwarf wall on the rear pavement edge. Being a corner plot this arrangement is continued around to the north where the drive turns through 90 degrees to run westerly and becomes Bankhouse Road serving a further two bungalows and terminating. The property has a side boundary with Bank House Road in excess of 20m. Neighbours to the west at 1 and 3 Bankhouse Road have their frontages to the cul de sac.

Bankhouse Road is bounded by an open timber post and rail fence on its northerly edge where there is then a grass verge slope dropping down to the main Cheadle Road some c. 2m below paralleling the curve of Bankhouse Road.

A public footpath leads out of Scarratt Drive / Bankhouse Road on the 90 degree corner and drops down to Cheadle Road opposite Portland Drive.

PROPOSAL

To add a single storey side extension to the north elevation facing Bankhouse Road. This would have a window to the front (east) and side (north) similar in form to those of the existing building. A French Doors window would be inserted in the elevation facing west into the rear garden of the property.

As first submitted the proposal was to include skylights to the front and rear roof slope of the extension which would have met at the roof apex. An amendment was

suggested and has been submitted to position the skylights more conventionally below the roof ridge line.

As first submitted the application also included details of a proposed close boarded boundary fence to a height of 1.9m along the rear of the pavement edge to Bankhouse Road for a length of 21.4m. The LPA advised that this would not be found acceptable and amendments were sought to reduce the height and reduce the lengths over which the higher elements of the fence would extend. The applicant has been reluctant to reduce their requested fence heights but amended plans have now been received with a maximum height fence of 1.6m for the side boundary to that part of the garden which is in effect rear garden whilst for the remainder of the length the fence would not exceed 1m. A proposed vehicle gateway through the 1.6m fence section has also been amended to be of pedestrian only width.

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
DC3 Landscape and Settlement Setting
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
DC3 Landscape and Settlement Setting
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

11/01087/FUL – demolition of existing garage and replacement double garage with pitched roof – approved and implemented

CONSULTATIONS

Publicity
Site Notice expiry date: 19th April 2019
Neighbour consultation period ends: 8th April 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None received

Severn Trent Water
No objection – minimal impact on the public sewer – no condition required.

OFFICER COMMENTS

Principle of Development
Being within the development boundary – acceptable in principle.

Design
With the roof light amendments submitted, the built extension is found acceptable being also well recessed from both the front (east) and rear (west) elevation lines and the roof ridge line being at least slightly set down relative to that of the original dwelling.

The proposed 1.9m high boundary fence to the road frontage with Bankhouse Road to the north is of significant concern. Whilst the applicant has been willing to reduce the overall length by 3m this would still result in 18.4m of 1.9m high fencing along this road edge. At present this is an open frontage and has previously been hedged. The applicant has pointed out that a hedge could be grown significantly higher than the proposed fence, a point which is accepted. However, a hedge presents a very different landscape amenity to that of a tall close boarded fence. In this location which is prominent not just to the immediate roadside but also from the adjacent Cheadle Road and junctions opposite the fence is considered of significant detriment to the street scene and public amenity.

The applicant was advised that the LPA would have been willing to consider a moderately high fence of up to perhaps 1.6m for the section of the land effectively forming the back garden to the property but this option was initially declined. Subsequently the applicants have submitted a revised plan with a maximum 1.6m high fence along a reduced boundary length and omitting a vehicular entrance gate which is reduced to pedestrian access only. The property benefits from vehicular access from the Scarratt Drive aspect.

Amenity
The east facing window of the proposal would have an oblique line of sight with principal windows in the SW elevation of 62 Cheadle Road. The relationship is not dissimilar to that of the property's existing windows and appears to achieve approximately the 22m separation which would be expected in order to meet the adopted Space About Dwellings guidance in the case of directly facing principal

windows. On this basis the relationship is acceptable. A distance of over 20m would be maintained to all other neighbouring dwellings from the single storey extension and therefore no other amenity issues are raised.

The fence as first proposed was considered significantly harmful to public amenity as it would present a starkly closed aspect to the generally open street scene. The amendments now submitted are considered an acceptable compromise.

Highways
The incorporation of a vehicular gateway in the 1.6m high fence directly on the rear line of the pavement was considered a potential concern and the applicants chose to amend this to a non-vehicular width in order to expedite the decision.

CONCLUSION / PLANNING BALANCE
The building extension, as amended in respect of roof lights, is recommended for approval. Similarly with the amendments now received in respect of the roadside boundary fencing to Bankhouse Road these details are also now acceptable. A condition should be added to ensure no vehicular gateway is formed in the 1.6m fence.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 1st May 2019 revised 13th June 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council