DELEGATED DECISION REPORT

NMA/2019/0018 **Valid 19/09/2019**	**10 TEANHURST ROAD** **LOWER TEAN**	**NON-MATERIAL AMENDMENT IN RELATION TO SMD/2019/0193** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- design
- street scene

DESCRIPTION OF SITE

Viewed from the road the application dwelling is the right hand in one of three closely matching pairs of dormer bungalow semis. There is a vehicle width driveway to the side in parallel with a similar driveway serving the next adjacent semi. These lead to single garaging in the rear gardens. The dwellings form a prominent row elevated slightly to the public road. The neighbour to the right is in turn slightly higher by c.0.4m relative to the application property. At the rear the properties have been variously extended typically with flat roofed single storey extensions as is the case with the application property.

PROPOSAL

The approved scheme was described as: Two storey side extension projecting rearwards to the limits of the rear single storey extension. Several amendments have been discussed with the agent to arrive at a scheme that is recessed relative to the front elevation and avoid a flat roof to the first floor at the rear.

In this NMA proposal the applicant seeks to construct the side extension in accordance with the approved scheme but with a revised dormer that, instead of being wholly independent within the narrow front roof slope of the extension, would be a continuation across of the existing dormer of the main roof slope. Importantly the dormer would not be continued to the verge edge.

In the approved scheme the dormer would have its own pitched roof. The existing main dormer is flat roofed and the extension across would be a continuation of this flat roofed form.

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
SS6b Smaller 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
SS9 Smaller 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

SMD/2019/0193 – side extension – approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

As a non-material amendment the LPA has discretion as to whether to undertake a further round of consultation. There were no public comments in response to the approved full householder scheme.

Responding to the approved scheme Checkley Parish Council was concerned by proximity of the extension effectively right up to the boundary with the neighbouring property and if every house did this it would result in a solid terrace.

OFFICER COMMENTS

Principle of Development

Within the village development boundary therefore acceptable in principle – confirmed by the grant of approval to SMD/2019/0193.

Design

It is considered that the overall design and impact of the revised scheme brings no significant consequential difference to that of the approved scheme. In some respects it may be considered that the scheme is more discrete than that of the approved scheme which involved a separate dormer with pitched roof.

Amenity
No change

Highway Safety
No change

CONCLUSION / PLANNING BALANCE
The change is one of design with an implication for appearance in the street scene only. The revision may be judged preferable in some respects and is certainly no more impactful than the approved scheme.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 16th October 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council