DELEGATED REPORT

FILE REFERENCE : 10/00193/FUL	DECISION : APPROVE TOWN/PARISH COUNCIL LETTER : YES

PUBLICITY/REPRESENTATIONS :

Town/Parish Council: No comments received.
Countryside Officer: No comments received.
Neighbours: No comments received.

CASE OFFICER ASSESSMENT :

The application site is located off the eastern side of Clewlows Bank. To the north of the site is 'The Poplars', to the west and south are open fields and to the east is again open fields and a reservoir beyond.

Visual Amenity: The proposal is the last property of a row of properties on the western side of Clewlows Bank. Within this row is a mix of two storey property types, varying in design. This proposal is seeking to install a new roof that will ultimately raise the ridge height to approximately 6.5m from a very modest 3.5m approx. The applicant is experiencing problems with the existing roof, which has resulted in the submission of this application. Given the mix of property types in the area and the overall design, the proposal is considered to be acceptable in terms of its overall character and appearance on the existing property and the wider visual amenities in the area.

Residential Amenity: Due to the scale and design of the proposed extension and alterations the proposal will not adversely affect any neighbouring properties. The nearest property is The Poplars and the design will not create an adverse affect that would be detrimental to the residential amenity currently afforded by the neighbouring occupiers.

Other Issues: The property is located in the Green Belt and as such extensions to domestic dwellings would normally be restricted to a modest increase of 30%. However, in this instance it is considered that this restriction can be relaxed as it is considered that your property is situated within a recognized group of dwellings and that your proposal would still be in keeping with the character of the adjoining properties and the area generally (H13d).

The application is recommended for approval as it accords with the following policies

Staffordshire Moorlands Local Plan "Saved Policies"

B13 – Design & Appendix 3
H13d – Extensions in the Countryside
N2 – Green Belt
N7 – Green Belt
N8 – SLA
N9 - SLA

RECOMMENDATION :

GRANT planning permission subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the Local Planning Authority.
Reason:- To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

PLAN NOS : 1005-01B

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class B and no additional windows or any other openings shall be installed in any part of the development without express planning permission first being obtained from the Local Planning Authority.
Reason:- To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and the visual amenities in the area.

Footnote:

1. In considering this proposal, account has been taken of the following development plan policies:
Staffordshire Moorlands Local Plan – Policy B13, H13, N2, N7, N8 and N9. It is considered that the proposed development will have no adverse impacts on the scale and character of the existing building or on the surrounding Green Belt and Special landscape Area, and will not have an unacceptable or adverse effect on the enjoyment of any neighbouring dwellings.

DATE 6/5/05 **SIGNED** .....
CASE OFFICER

DEVELOPMENT CONTROL MANAGER COMMENTS :

DATE ..... **SIGNED** .....