DELEGATED DECISION REPORT

SMD/2020/0009 **Valid 15/01/2020**	**26 DILHORNE ROAD** **FORSBROOK**	**PROPOSED SINGLE STOREY REAR EXTENSION INCLUDING REPLACEMENT ROOF TO EXISTING SINGLE STOREY SECTION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbour

DESCRIPTION OF SITE
Detached gable fronted, two storey dwelling between two semi detached properties. Early 20th Century residential estate that provides the northern edge of Forsbrook Village, however, the applicant's dwelling was added in this gap site post 1950. The dwelling has an attached flat roof garage at the side toward the front of the house and at the rear south eastern corner there is an old flat roof wrap around extension that extends from both the side and rear of the dwelling with a square footprint – both were additions made to the original between 1963 and 1965. The extension appears as though it juts out and encroaches onto the neighbour's property, but the boundary between the dwelling and its neighbour at no. 24 makes an odd step out from a continuous straight line along the edge of the drive to box around the corner and side of the existing extension. Just one and a half metres to the rear of the extension the neighbour has a flat roof detached garage that sits on the boundary.

PROPOSAL
To extend the existing rear and side extension with another 2metres of addition to the rear. The small part of the extension that runs to the side of the original dwelling would have a lean to roof, the apex of which would run through beyond the rear elevation forming a ridge to a full pitch roof that finishes as a single storey gable to the rear elevation. There would not be any windows in either of the side elevations but a row of roof lights would be installed in each of the roof plains. Centrally within the rear elevation there would be a wide, bi fold patio door arrangement.

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 Village Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

Emerging Local Plan
On 27th February, the Inspector issued his post hearing advice. Key recommendations in the letter include:

- The proposed safeguarded land at Gillow Health, Biddulph should be removed. Neither should the site be allocated for housing as requested by the landowners as the case for exceptional circumstances has not ben met. The land will remain Green Belt as per the Local Plan Submission Version agreed by the Council in June 2018
- No further housing allocations in Biddulph are required
- No further amendments to the housing trajectory are required aside from pushing back the predicted commencement of the Wharf Road, Biddulph site (excluding BDNEW) until 2022/23.
- Monitoring of housing supply will determine if a full or partial Local Plan review is required within 5 years
- Land at Ox Pasture (Cheddleton) and Dorset Drive (Biddulph) should revert back to the Local Green Space designations as per the Local Plan Submission Version as agreed by the Council in June 2018.
- Other modifications were considered during the recent hearings sessions are necessary to make the plan sound, including; updating neighbourhood area housing requirements (Policy SS4) to reflect the latest monitoring data, updating the employment land area for the Tunstall Road allocation to reflect the masterplan and other adjustments to the wording of Policy SS4 and Policy DC2.

No further representations will be sought by the Inspector. As such, the Local Plan policies as proposed to be modified in September 2019 along with the Inspector recommended revisions (February 2020) provide a strong indication of the final policies likely to be adopted in the Local Plan. The Inspector's final report is expected within 2 months and will reflect the post hearing advice. The Council will be able to consider the adoption of the Local Plan at this point. As such, the plan is at a very advanced stage of preparation with some of the key outstanding objections now having been resolved following the February 2020 hearing sessions.

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision making; 12 Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
The following was verified during the assessment of SMD/2019/0637, an application for a certificate of lawfulness relating to an incorrect assertion that proposed extension would be permitted by the General Permitted Development Order 2015:

Original planning permission for the dwelling or separate permissions for the existing single storey flat roof elements additions can not be identified.

However, maps show that the dwelling post dates 1950 and that by the mid 1960s it had a footprint similar to that which existed on the date of the application. However,

Definitively, a 1963 aerial photograph in Council archives shows that the side garage and the square corner structure were not in place on that date. They are indeed existing additions to the original dwelling.

CONSULTATIONS

Publicity

Site Notice expiry date: 17th Feb 2020
Neighbour consultation period ends: 6th Feb 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

OFFICER COMMENTS

Principle of Development
The site is within Forsbrook and Blythe Bridge where the larger village area strategy SS6a applies. The strategy SS6a generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Core Strategy and section 12 of the NPPF. The emerging local plan does not introduce any material change to this approach.

Design and Impact on character and appearance
The proposal is to essentially alter, improve and make modestly larger an existing flat roof extension that was added to a post 1950 dwelling in the early 1960s. From the roadside at the front, the extension is currently hidden behind the existing garage. Changes to the roof would mean that from the front the triangle of brick beneath the lean to roof would be apparent from some angles, above the garage. However, this would be so far set back that it would not be prominent or affect the appearance of the dwelling's original front elevation or the streetscene, it would not be a significant or consequential feature within the built environment. From the rear the extension would not be apparent within wider environment however, the subordinate single storey gable would sit comfortably beneath and to the side of the dwelling's main elevation.

Impact on residential amenity
The roof lights on the nearest neighbour's side would, internally, be high level and not provide any outlook even when open. The 2m addition to the rear would close the slightest of gaps (less than 2m) between the end of the existing extension and the neighbour's detached garage. The narrow gap is some 10 metres to the rear of

the neighbour's rear outlook, off set to the side – it does not currently provide any notable amenity value and closing the gap would not be harmful in these regards. It is also located to the north of this property. The neighbour has not raised any objection to the proposal.

The applicant has a long garden to the rear and so too does the neighbour behind, the extension's new rear elevation and its patio doors would be around 40metres from the rear elevations of the dwellings behind and there are intervening boundaries and garden structures. Amenity standards would not be breached in these regards.

In view of the separation to the neighbouring dwelling to the north no other amenity issues, including breach of the 45 degree line are raised.

CONCLUSION / PLANNING BALANCE
Acceptable design to improve an existing addition to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 11th March 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council