DELEGATED DECISION REPORT

SMD/2020/0017 **Valid 13/01/2020**	**17 LAGONDA CLOSE** **BIDDULPH**	**PROPOSED DEMOLITION OF FRONT PORCH AND ERECTION OF A TWO STOREY FRONT EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the area

DESCRIPTION OF SITE
Cul de sac on a 1970s housing development. To the end of the cul de sac there is a narrow area of greenspace and footpath providing corridors of pedestrian linkage throughout the estate. The islands of green space are planted with leafy maturing trees and they are obviously maintained as open space. The uniform row of dwellings on the southern side of Lagonda Close steadily step up as they climb the gentle slope to the applicant's dwelling that is right at the end of the turning head with a side elevation that faces the open space. All of the dwellings in the row are simple detached evenly spaced gable fronted properties with brick at ground floor and cladding at first floor, originally tiled scallops but on the applicant's and its neighbour, tiles have been replaced with UPVC or painted timber cladding panels.

To the side of the dwelling that faces the open space, where the plot is a bit wider than its neighbours, the applicant has a two storey side extension (built in the early 1980s) that has a ridge running at right angles to the original and a gable to the side. This extension is set someway back from the front elevation and a glazed porch has been built in the corner alcove recess.

PROPOSAL
Essentially the applicant wants to fill the corner alcove at the front of the dwelling, where the existing side extension is recessed from the front, replacing the glazed porch with a two storey brick built structure. The development would add modest floor space, providing a small brick utility room at ground floor and an ensuite bathroom at first floor to an existing bedroom. Originally the proposal was to finish the two storey structure with a small front facing gable peak that would have sat next to the main gable of the original dwelling's front elevation adjoining it with a valley gutter.

It is considered that the arrangement of these two gable peaks across the front elevation would look at odds with the street scene and lack a certain level of necessary design cohesion. Keen to progress with the scheme and provide the floor space, the applicant has amended the scheme so that the whole of the full pitch roof that currently sits across the existing side elevation would be rebuilt and replaced with a span over the existing and the proposed addition with one inclusive roof span.

Maintaining the same roof pitch and increasing the width of the span means that the height of the ridge must increase. However, the new ridge would still run off at right angles from the original at a lower, subordinate, height.

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
SS5b Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
83/11942/OLDDC two storey side extension. Approved.

CONSULTATIONS
Publicity
Site Notice expiry date: 9th Feb
Neighbour consultation period ends: 9th Feb
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: No Objection

OFFICER COMMENTS

Principle of Development
The site is within Biddulph Town where the area strategy SS5b applies. The strategy SS5b generally provides for development that is sustainable and consolidates and regenerates Biddulph as a principal service centre. 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.

Impact on Character and Appearance of the Area
Clearly the width of the plot, with its turning head arrangement was able to absorb the impact of the large side extension it has done so successfully for decades. This proposal would not dramatically alter the scale and form of the side extension, but it would bring its front elevation forward closer to that of the original, filling the recess and raising the ridge height up toward that of the original. While the degree of subordination would be diminished overall, importantly the dwelling as a whole would retain a cohesive design and form without the extension dominating the original. The original brick pilasters either side of the cladding would provide vertical orientation and break up the width of the elevation retaining differential between the original elevation and that of the extension to the side.

Amenity
There are no windows proposed for the side elevation, it would remain a brick blank facing gable that would be over 25metres away from the nearest opposing neighbour on the other side of the footpath and the green space. There would be no changes to the windows in the existing rear elevation. The first floor window would come forward just 2metres, become a bathroom window and only overlook open space. There would be no adverse impact on neighbouring amenity.

CONCLUSION / PLANNING BALANCE
Acceptable design and neighbourly impact

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 13/03/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council