DELEGATED DECISION REPORT

SMD/2020/0191 **10 BEVERLEY CRESCENT** **PROPOSED FRONT DORMER**
Valid 07/04/2020 **FORSBROOK**

(FULL - HOUSEHOLDER)

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

DESCRIPTION OF SITE
Beverley Crescent is a branch spur off Stratford Close which climbs steeply to the west.

Along the 'low' east side of the Crescent the dwellings are all semi detached bungalows of the same dwelling type –ridge line parallel to the road with a gable turn presenting to the road. Bay windows within the gable and the use of cladding within the apex of the gable and waved concrete pan tiles. The front facing bungalow roof lines along the row have not been altered or enlarged.

On the opposite high side of the Crescent and also along Stratford Close (the prevailing dwelling type) the houses are two storey semi detached. Simple elevation, ridge line parallel to the road with gabled columns using tile or timber cladding.

The applicant's bungalow on the low side is adjacent to the junction with Stratford Close, the first bungalow in the row. The bungalow has an existing box dormer on the rear roof slope but this is not apparent from the road to the front.

PROPOSAL
To add a small peaked dormer roof window centrally within the front facing roof slope of the bungalow. The dormer would present a single toilet window and enable a small toilet to be provided within the dormer roof space to serve the existing two bedrooms.

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

SMDC Design Guide 2018

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
None

CONSULTATIONS
Publicity
Site Notice expiry date: 15th May 2020
Neighbour consultation period ends: 15th May 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

Highway Authority
No objection

Severn Trent
No objection.

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 applicant's bungalow and those in the adjacent row are set down on the low side below the road level. This makes the roof slopes quite prominent and consistent with eye line. The prevailing character of the street scene is that of unaltered roof slopes and dwelling types. The addition of the dormer enlargement to the front would disrupt that continuity with an unusual feature that would be prominent, particularly as the site lies close to the junction with Stratford Close, affording views of the dormer from the wider area. The dormer addition would disrupt simple continuity of the roofscape along this road and be harmful to the character and appearance of the area. There would be conflict with policy DC1 which seeks to preserve local distinctiveness and the adopted Design guide which states that extensions should harmonise with the parent building and contribute to achieving a high standard of design.

Impact on residential amenity
There would be 25metres between the dormer window and the two storey dwelling on the high side opposite. The window is a small narrow toilet window and is shown to be obscure glazed. Given the size of the window, its much lower height and its set back from the pavement edge, it would not introduce any issue of overlooking or privacy infringement.

CONCLUSION / PLANNING BALANCE
The development would introduce an odd roof addition on the prominent front facing roof slope that would disrupt the continuity of the unaltered dwelling types and their roof slopes with resultant harm to the character and appearance of the area.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 02/06/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council