DELEGATED DECISION REPORT

SMD/2020/0331 **Valid 24/06/2020**	**227 TUNSTALL ROAD** **KNYPERSLEY**	**PROPOSED TWO STOREY EXTENSION TO SIDE TO FORM NEW BEDROOM, BATHROOM, KITCHEN, UTILITY AND SHOWER ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site forms part of a linear pattern of development located on the eastern side of Tunstall Road. The site comprises of a semi-detached dwellinghouse that is positioned centrally within a long rectangular plot, commensurate with the form and character of neighbouring properties.

PROPOSAL

Approval is sought for the construction of a two storey side extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 25.09.2020
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Biddulph Town Council: Approved, subject to valid neighbour planning concerns.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policy SS1 of the Staffordshire Moorlands Local Plan states that the Council will expect the development and use of land to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands in terms of delivering, amongst other things:

- A healthy, safe, attractive, active, well-designed and well-maintained environment; and

- Development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual town and villages and their setting.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Similarly, Paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Approval is sought fort he construction of a two storey side extension in order to provide a utility room and larger kitchen to the ground floor and 1no. additional bedroom and bathroom extension to the first floor. The extension has been designed to reflect the character and appearance of the existing dwellinghouse. The first floor element of the extension is to be stepped back from the principle elevation which will enable the extension to appear subordinate in nature. Though the extension would enclose the gap that currently exists between the dwellinghouse and shared boundary it is not considered that this would result in an incongruous or unduly cramped form of development within the streetscene.

Amenity

Local Plan policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, visual amenity, outlook, privacy and soft landscaping.

Due to the siting of the proposed development, the extension would have the greatest impact on no.225 Tunstall Road which bounds the application site to the north. No.229 bounds the application site to the south and forms the other half of the semi-detached pair. A site visit confirmed that there are no windows located within the south facing elevation of no.225. The proposed extension would not extend beyond the principal elevation of no.225, nor would it project beyond the rear elevation. Taking account of these factors it is not considered that the extension would result in detrimental impacts to residential amenity.

Highway Safety

Appendix 8 of the Staffordshire Moorlands Local Plan sets out the number of car parking spaces required for each dwelling type and states that 2 no. spaces (2.4 x 4.8m) are required to serve a three bedroom dwelling. Sufficient on-site parking provision exists to meet this requirement.

CONCLUSION / PLANNING BALANCE

This application accords with the relevant policies of the Staffordshire Moorlands Local Plan and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 25.09.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council