DELEGATED DECISION REPORT

SMD/2020/0335 **Valid 02/07/2020**	**IMPERIAL DENFORD ROAD LONGSDON**	**PROPOSED REAR EXTENSION AND CONVERSION OF ROOF SPACE TO LIVING ACCOMODATION, DORMER WINDOW TO FRONT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Design, character and appearance
- Amenity
- Highway safety

DESCRIPTION OF SITE

The site forms part of a linear pattern of development that extends along the western side of Denford Road. The application site and surrounding area is located within the Green Belt and does not fall within the defined development boundary. The site comprises of a detached hipped roof bungalow with off-street parking and private amenity space to the front and rear.

PROPOSAL

This application seeks approval for a hip-to-gable roof extension, a pitched roof dormer window extension to the front and an extension to the rear. The works proposed would allow for accommodation within the roof space of the existing bungalow and proposed extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1988/0250 Extension to form carport
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 25.09.2020
Neighbour consultation period ends: 29.07.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objections, subject to normal planning guidelines.

Staffordshire County Council Highways

No comments received.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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.

The site is located in 'the other rural areas' where extensions to existing dwelling are permitted provided they are proportionate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Green Belt

In accordance with paragraph 145 c) of the National Planning Policy Framework the extension or alteration of a building is considered appropriate development. This is provided that the development does not result in disproportionate additions over and above the size of the original building.

The proposed development comprises of a hip-to-gable roof extension, dormer window extension and rear extension. Though the proposed works would facilitate first floor accommodation this is to be contained within the roofspace with a resulting volume increase of 31%. The proposed development would not result in disproportionate additions over and above the size of the original bungalow.

Design

Policy DC1 requires all new development to be well designed and of a high quality which adds value to the local area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, height, 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.

The extension has been designed to reflect the architectural character of the existing bungalow. The extension will be finished in materials to match. It is noted that the hip-to-gable extension as shown on the submitted plan can be constructed under permitted development. The development is considered to be of a proportionate scale relative to the size of the original bungalow. The rear extension would not be clearly visible from the public highway. It is considered that the extensions will harmonise wit the host building and will not appear incongruous or visually intrusive in the streetscene.

Amenity

Policy DC1 requires new development to protect eh amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy and soft landscaping. Similarly, 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, outlook, privacy and soft landscaping. The Councils adopted Supplementary Planning Guidance (SPG), Space About Dwellings provides guidance to protect privacy for existing and proposed residents and recommends a serration distance of 22m between facing principal habitable room windows located in the rear elevation. A distance of 14m is recommended between a principle habitable room window and a non-habitable room window or flank elevation. The

spacing distances involved would satisfy the SPG. Taking account of the siting and scale of the proposed development relative to neighbouring residential properties it is not considered that the development would result in significant harm to residential amenity.

Highway Safety

The proposed development would result in the provision of 1 no. additional bedrooms creating a 3 no. bedroom dwellinghouse. In accordance with Appendix 8 of the local Plan in such cases the dwelling should be served with 2 no. off-street parking spaces of 2.4m x 4.8m. The site can currently accommodate this provision. The proposed development would not result in the loss of any existing on-site parking provision.

CONCLUSION / PLANNING BALANCE

This application accords with the relevant policies contained in the Staffordshire Moorlands Local Plan and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 20.10.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council