DELEGATED DECISION REPORT

SMD/2020/0455 **Valid 20/08/2020**	**1** **BASFORD HURST LODGE** **CHEDDLETON LANE** **CHEDDLETON**	**REPLACE EXISTING CONSERVATORY/GARAGING WITH NEW SINGLE STOREY EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of the development proposed
- Design, character and appearance
- Amenity
- Highway safety.

DESCRIPTION OF SITE

No.1 Basford Hurst Lodge forms one half of a semi-detached pair of dwellinghouses which occupy a corner plot between Cheddleton Lane and the farm access driveway / track to Church Grange Farm. For the purposes of the Development Plan the site is located int eh Countryside.

PROPOSAL

Full planning approval is sought for the demolition of an existing single storey rear extension and for the construction of a single story extension as a replacement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/0220/0011 Replacement of existing single storey rear extensions with new extension which will extend beyond the rear wall of the original house by 6.00m. Maximum height measured from natural ground level will be 3.18m and height in eves 2.85m measured from natural ground level
Planning permission required

CONSULTATIONS

Publicity

Site Notice expiry date: 28.10.2020
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

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no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason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

Policy SS1 is consistent with paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

Policy SS10 relates to the 'other rural areas' and restricts development to that which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This is to be achieved, amongst other things, by allowing extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact o the existing dwelling and the character of the rural area.

Design

Policy DC1 requires all new development to be 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 application site comprises of a semi-detached dwellinghouse which appears to have been extended on an ad-hoc basis over time. It is proposed to demolish these historic extensions and to construct a single storey extension in their place. The proposed extension is to project beyond the rear elevation of the dwellinghouse by 6m at its greatest depth and will extend to a depth of 5.3m for the most part. The extension will measure 7m in width and will be stepped in from the side elevation of the host dwelling by 2.5m. A flat roof 'orangery' design is proposed with in two feature lantern style roof lights. The extension is to be finished in materials to match those of the existing dwellinghouse (white render) and similarly fenestration detailing is also proposed to match. It is noted that the adjoining semi-detached dwellinghouse already benefits from a contemporary rear extension.

The extension is of a simple vernacular that compliments and does not compete with the character of eth host dwelling. Architectural features such as window head and cill detailing and window proportions are consistent with those found on the host dwelling. It is considered that the development has been appropriately designed to respect the character and appearance of the application site and wider setting.

Amenity

Policy DC1 and paragraph 127f) of the NPPF seek to protect residential amenity. Due to the size, siting and design of the proposed extension, which would replace the existing ad hoc single storey extensions together with the position of an existing single storey extension and detached garage at the neighbouring dwellinghouse, I am satisfied that the proposed extension would not result in harm to the amenity of no.2 Basford Hurst Lodge.

Highway Safety

The proposed development would result in the loss of an existing garage. However the site is served by sufficient off-street parking for a dwellinghouse of this size. No objection has been raised by the highway authority.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the SMDC Local Plan and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 29.10.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council