DELEGATED DECISION REPORT

SMD/2020/0511 **Valid 14/09/2020**	**11 SCARRATT CLOSE** **FORSBROOK**	**PROPOSED BEDROOM AND BEDROOM EXTENSION OVER EXISTING GARAGE AND UTILITY** **(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
A dwelling on a late 20th Century housing development in the 'larger village' of Forsbrook. The dwelling is detached two storey dwelling at the end of a cul de sac. It has a simple gable to front and rear with a flat roof garage to the side. It is red brick with Georgian style windowing. There is tile cladding in the roof apex of the gable. To the front there is a single driveway space with lawn to the side.

From the front, the adjacent dwelling to the left is a bungalow with a hipped roof and front projecting gable and to the right there is another two stroey dwelling of same dwelling type that is set well back behind that of the applicant's.

PROPOSAL
To build a first-floor side extension above a flat roof garage to provide additional bedroom space. The side extension would have a full pitch roof that would intersect at right angles with the main gable pitch of the original dwelling. The plans have been amended to set back and recess the front of the extension behind that of the original dwelling, this would also in turn make the extension's roof line more subordinate.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
Local Plan Development Plan Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity

Site Notice expiry date: 13th Nov 2020
Neighbour consultation period ends: 13th Nov 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Forsbrook Parish Council: Awaited

OFFICER COMMENTS

Principle of Development
The site is within Forsbrook and Blythe Bridge where the Local Plan larger village area strategy SS8 applies. The strategy SS8 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 Local Plan and section 12 of the NPPF.

Design and impact on character and appearance
At the officer's request the design of the extension has been improved. The front elevation of the first-floor extension has been set back so that it would be recessed behind the main gable elevation of the original dwelling. This assists with character, shape, and good proportions that would respect the dominancy of the original dwelling and make the extension and its roof line subordinate. The side extension would now observe principles of 'good design' enshrined within the Council's design guide DPD. It would also build onto and incorporate into a cohesive design a less appealing flat roof garage to the side. The development would result in a complementary arrangement within the street scene.

Amenity
The development does not involve any extension from the front or rear elevations. It would remain within the dimensions and width of the side elevation. The new side elevation at first floor would be blank facing with no windows. The dwelling closest and to the side of the extension is a bungalow. However, this opposing side elevation has just a frosted second utility window and a frosted glazed door, and the development should not affect light or outlook to any habitable or principal room. The rear of the property backs onto open green belt.

Highway Safety

The existing dwelling is a modest three bed. Existing parking provision includes one driveway space and one garage space. The development would create a sizeable four bed property and parking standards require three off road spaces. The dwelling does have a front lawn that, if required in the future could be turned over to parking, however the dwelling is at the end of a quiet cul de sac and insisting on more parking as a prerequisite of this development, would seem excessive and disproportionately harmful to character and appearance. It is better to leave this matter open, ultimately there are GPDO provisions if the resident requires more parking in the future.

CONCLUSION / PLANNING BALANCE

Amended plans improved the scheme to make for an acceptable design providing additional bedroom space to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 20/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council