**DELEGATED DECISION REPORT**

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| **SMD/2016/0381**<br>**Valid 07/07/2016** | **ALVINOR CHURCH LANE**<br>**ENDON** | **ALTERATIONS TO THE EXTERNAL APPEARANCE OF THE DWELLING, CONVERSION OF GARAGE TO LIVING ACCOMODATION AND REMOVAL OF PART OF FRONT GARDEN TO PROVIDE ENLARGED PARKING AREA.**<br><br>**(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building and the wider street scene including the Conservation Area within which it is located.
- Residential amenity.
- Highway safety.
- Impact on protected trees.

## DESCRIPTION OF SITE

The application site comprises of a split level detached bungalow which lies on the south western side of Church Lane, Endon. The dwelling which is constructed from facing brickwork under a plain clay tile roof occupies a reasonable sized rectangular plot. Vehicular access is provided in the north eastern corner of the site and leads to a small parking area with garage provision beyond. A mature tree sits in the north western corner of the plot. A series of steps lead from the front garden to the rear amenity space which is set at a much lower ground level. The dwelling sits within a ribbon of mixed residential development on this side of Church Lane. Immediately to the north west of the site lies a similar split level bungalow whilst a large detached dwelling lies further beyond. To the south east lies a detached two storey dwelling with a further large detached dwelling sitting hard up against the highway. Immediately to the rear of the site are numbers 11 and 16 Parkside Crescent however these are located at a significantly lower ground level than the application site.

## PROPOSAL

This is a householder application which seeks consent for a number of alterations including the conversion of the existing garage into living accommodation and the raising of the ridge height of the dwelling by 1.3m and the construction of a rear pitched roof dormer. The submitted plans also show that the existing brick dwelling will be rendered in a thru colour render.

**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 Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

**National Planning Policy Framework**

Chapter 7 Requiring Good Design
Chapter 12 Conserving and Enhancing the Historic Environment

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None

**CONSULTATIONS**

**Publicity**

Site notice displayed and neighbours notified.

**Public Comments**

No representations received.

**Town / Parish Comments**

No representations received.

**Conservation Officer**

No objections to proposed alterations subject to matching materials however concerns are raised about the widening of the driveway which will open up views of the property, result in a loss of the drystone wall and expose an expanse of driveway. The importance of traditional walling in Endon Conservation Area and concern over the harm caused by parking in front gardens is raised in the Endon Character Appraisal.

**Trees & Woodlands Officer**
No objection subject to conditions.

**OFFICER COMMENTS**

**Principle of Development**

The application site relates to a site located within an established residential area within a recognised development boundary as identified by the Core Strategy Policies Map. The principle of development is therefore acceptable subject to detailed matters including impact on the character and appearance of the host building and wider street scene including the Conservation Area within which it is located, residential amenity and highway safety.

**Impact on the character and appearance of the host building and wider streetscene including Conservation Area**

The application as originally submitted proposed to convert the garage to living space, raise the ridge height of the dwelling by 1.3m and the insertion of a rear dormer. During the processing of the application the applicant's aspirations for the property changed and it is now no longer proposed to raise the ridge or erect a rear dormer. The change of use of the garage into living accommodation would not require the benefit of planning permission. However the submitted plans also showed that it is the applicant's intention to apply a render to the existing brick dwelling and enlarge the hardstanding to the front of the dwelling. The description of the proposal has therefore been amended in consultation with the applicant.

The dwelling sits within a short row of residential development on the south western side of Church Lane where there is a mixture of house types and sizes. In addition there is no unity between the building in terms of their materials with differing colours of facing brickwork and stonework all evident in the locality. Whist there is no objection to the provision of a render treatment it is considered that this should be in a colour palette which respects the more muted browns of brickwork on the neighbouring dwellings which sit either side with more buff to the north and a darker brown to the south. This can be achieved via a suitably worded condition.

Approximately 50% of the existing front garden would be lost so that an additional car can be provided on the front. The loss of front garden area would not raise any amenity issues as adequate private amenity space would be retained at the rear of the site nor would it adversely impact on the character and appearance of the street scene subject to the retention of the existing roadside boundary wall. Again this can be secured via a suitably worded condition.

The extension of the existing hard-standing/drive to create additional parking space to the property frontage would however partly encroach within the Root Protection Area (RPA) of a protected Lime Tree located in the front corner of the site. In acknowledgement of this, the application includes specification and method statement for the extension of the drive using a no-dig method and a cellular confinement load support system. Such details are considered appropriate and acceptable for a low-traffic drive associated with a single dwelling extending a short distance into the RPA.

Due to the minor nature of the proposed works it is not considered that the amenity afforded to any of the surrounding residential dwellings would be compromised. The submitted application does not propose any changes to the existing access

arrangements to the highway although additional parking provision will be provided within the site.

**CONCLUSION / PLANNING BALANCE**

The proposed development is not considered to adversely affect the character and appearance of the host building, or the wider surrounding area including the Conservation Area subject to the scheme being carried out in accordance with the amended plans and conditions controlling minor design matters. The proposed development would not be prejudicial to the reasonable enjoyment of any of the surrounding residential dwellings nor detrimental to highway safety, or subject to protection measures have any adverse impact on the protected tree.

**OFFICER RECOMMENDATION :** Approve subject to statutory time limit, amended plans, materials, retention of boundary wall, and tree protection measures.

**Case Officer: Teresa Critchlow**
**Recommendation Date: 2nd February 2017**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**