

## DELEGATED DECISION REPORT

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**SMD/2016/0824**  
**Valid 29/12/2016**

**44 SHAWE PARK ROAD**  
**KINGSLEY HOLT**

**PROPOSED GROUND FLOOR  
AND FIRST FLOOR  
EXTENSION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Amenity
- Highway safety

### DESCRIPTION OF SITE

This application relates to no.44 Shawe Park Road, a detached two storey dwellinghouse positioned on the northern side of Kingsley Holt. A wooded strip of land serves to separate the application site from the highway. The site is accessed via a shared driveway that also serves no's. 44a and 44b Shawe Park Road. The area is predominantly residential in character and comprises dwellings of varying type, age and design.

### PROPOSAL

Planning approval is sought for the construction of a two storey side extension, single storey side extensions and single storey rear extension.

### 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  
DC1 Design Considerations  
T1 Development and Sustainable Transport

#### **National Planning Policy Framework**

Paragraph(s) 1 - 17  
Section(s) 7

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

There is no site planning history relevant to the determination of this application.

## **CONSULTATIONS**

### **Publicity**

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

### **Public Comments**

No comments received.

### **Town / Parish Comments**

Kingsley parish Council: Whilst recognising that this application represents a large extension, the proposal is nevertheless within its own curtilage and is supported.

### **Staffordshire County Council Highways**

No objection subject to a condition that requires the provision of sufficient on-site parking to be provided prior to first occupation of the development.

## **OFFICER COMMENTS**

### **Principle of Development**

In accordance with policy SS1 the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The application site is located within Kingsley Holt Village Development Boundary, where in accordance with policy SS6b, appropriate development which enhances community vitality or meets a local social or economic need of the settlement will be supported. The principle of development in this location is considered acceptable.

### **Design**

In accordance with policy DC1 all new development shall be designed to respect the site and its surroundings, having regards to matters of scale, density, layout, siting, character and appearance.

The application site is located within an area that contains properties of varying type and architectural design including detached bungalows, two storey dwellings and semi-detached dwellings. The application site is accessed via a shared driveway and is separated from the highway by an established row of trees. Accordingly the site does not hold a visually prominent position within the streetscene. This application seeks approval for a two storey side extension, 2 no. single storey side extensions and a single storey rear extension. Though the extensions proposed would

cumulatively result in what is considered to constitute very generous additions to the original dwelling, being within the settlement boundary this is considered to be acceptable.

To some extent the development has been designed to appear subordinate in nature and thus would not detract from the scale and proportions of the property. The single storey elements are clearly subordinate. Whilst the 2 storey extension does have a lower ridgeline, it could have been improved by being set back from the front elevation. This would have created a more subordinate appearance and a shadowline which would have assisted in disguising any mismatch of materials. However, given that there is an existing ground floor addition this would necessitate the installation of an RSJ to support the front wall and an awkwardly small lean-to roof arrangement, over what would be a minimal set-back. Furthermore, given the existing ground floor addition, the length of new joint in the brickwork would be minimal. There is sufficient distance to the adjacent dwelling and therefore a terracing effect is not a concern in this case. External building materials are to match those of the host dwelling, which is considered to be acceptable.

On balance, therefore, despite the lack of a setback, in this instance the design is considered to be acceptable.

### **Amenity**

In terms of amenity, the application site is bound by 1 no. dwelling, no.44a Shawe Bank Road, a detached bungalow that is positioned to the west of the application dwelling. This neighbouring dwelling is positioned circa 3m further north into the plot than the host dwelling. A site visit confirmed that there are no windows positioned within the east facing elevation of no.44a that would be affected by the proposed development. Given the separation distance between the dwellings, the fact that the 2 storey extension does not project beyond the existing front and rear building lines and the distance to the projecting rear extension which is also single storey, there would be no infringement of 45 degree lines from the nearest principal windows in the front and rear elevations of that dwelling. No objection has been raised and it is considered that the proposed development would not result in undue harm to residential amenity, having regard to matters of overbearing impact, privacy, daylight/sunlight and shadowing.

### **Highway Safety**

Policy DC1 requires all new development to provide for safe and satisfactory access and for developments to make a contribution to meeting the parking requirements arising from necessary car use. Staffordshire County Council have been consulted on this application and has raised no objection to this proposal.

### **CONCLUSION / PLANNING BALANCE**

This application seeks approval for a two storey side extension and a series of single storey extensions. The extensions proposed are of generous proportions and on the upper limits of what the Council could consider proportionate for the purposes of policy DC1. However, the application site does not hold a visually prominent position

within the streetscene by virtue of an established bank of trees that serve to separate the site from the main highway and public realm. For this reason it is considered that the proposal would not detract from the character or appearance of the application site and wider locality.

It is acknowledged that the extensions have been designed to offer a degree of subordination and whilst a step at first floor level of the proposed two storey extension would have been preferable, it is not considered that a refusal on such grounds could be sustained.

It is not considered that the proposal would result in harm to residential amenity of highway safety.

In conclusion it is considered that the proposed development sufficiently accords with policies SS1, SS1a and DC1 of the SMDC Core Strategy and Chapter 7 of the NPPF.

**OFFICER RECOMMENDATION :     Approve**

**Case Officer: Lisa Howard**

**Recommendation Date: 25.07.2017**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**