

DELEGATED DECISION REPORT

SMD/2017/0858
Valid 22/12/2017

LEPE HOUSE STONEY
LANE
ENDON

PROPOSED TWO STOREY
EXTENSION TO THE
DWELLING, REPLACEMENT
DETACHED GARAGE AND
RELOCATION OF DRIVEWAY
ENTRANCE OFF STONEY
LANE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highways
- Heritage
- Arboriculture

DESCRIPTION OF SITE

The application site is located towards the centre of Endon, within Stoney Lane which is accessed off B5051, Stoney Lane is a Public Right of Way. Stoney Lane is characterised by large detached and semi-detached properties set within large plots, with gardens and private driveways to the front, on either side of Stoney Lane. Stoney Lane can also be accessed off Hazelwood Road.

The application site is within the development boundary.

To the north of the site is the entrance driveway to Lepe House, which is accessed off Public Right of Way (Endon and Stanley 77) Stoney Lane. Beyond this are residential properties of a similar nature, on the opposite side of Stoney Lane (Stoney Croft and Hillcroft) which are surrounded by a group of trees and set back in well landscaped gardens to the front. To the east, the site is bound by another residential dwelling (Springfields), which is accessed off The Avenue. To the south of the site are Warwick House and Inishmore, two large residential dwellings which are also accessed off Stoney Lane. Beyond this is St. Luke's C of E Primary School. To the west, the site is bound by more residential dwellings on Stoney Lane which are well landscaped and include another group of trees which are subject to a Tree Preservation Order.

There are two TPO (Tree Preservation Order) trees within the application site boundary (Ref: LR007T071 and LR007T072) and a TPO group (LR007G012).

PROPOSAL

The planning application seeks permission for a two storey extension to Lepe House, Endon, to replace the detached garage and alter the driveway entrance off Stoney Lane.

Firstly, the two storey extension element of the proposals, which are proposed to be constructed to the side of the existing dwelling, on the eastern elevation will provide an additional bedroom at the first floor, changing the existing third bedroom into a study room. At ground floor level, the proposed extension will provide a kitchen, which will be larger than the existing kitchen and allow for an area of the existing kitchen to be sub-divided to provide a utility room. The existing garage will be demolished and will form the proposed kitchen area.

The submitted plans indicate that the proposed development will measure 8m to ridge height. Which is below the ridge line of the existing dwelling house. The depth of the proposed side extension will be 5.3m, which is less than the main dwelling house. The extension will take broadly the same footprint as the existing garage which is to be demolished, projecting 6.75m from the side wall of the existing dwelling house.

The plans show a proposed dormer to the extension in the first floor, which will have a pitched roof, designed to replicate and balance with the existing dormer on the front of the existing dwelling at Lepe House. The proposed development is to be built in red facing brick to match the brick of the existing dwelling. It is also proposed to use black rainwater goods to match with the existing.

Secondly, the replacement detached garage is proposed to the eastern boundary of the site. This is proposed within the Root Protection Area of the TPO group. The site plan which has been submitted alongside the application indicates that the redundant northern entrance into Lepe House will be blocked up with a matching stone wall, using stone from the local area. There is a proposed soakaway positioned in the driveway area, in front of the garage but avoiding the Root Protection Area of the trees, the plans state that the final size of this will be subject to a percolation test. This could be secured by a planning condition.

Finally, with regard to the alterations to the driveway, the site plan which has been submitted alongside the application indicates that the existing south drive entrance will remain, whilst the redundant northern drive will be blocked by the proposed detached garage. It is proposed that a new central driveway will be formed between the trees along the front elevation of the site, which are indicated on the plans provided in the Arboricultural Assessment.

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
T1 Development and Sustainable Transport

Design Principles for New Development in Staffordshire Moorlands

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7&9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant planning history associated with the site.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/02/2018
Neighbour consultation period ends: 02/02/2018
Press Advert: Leek Post & Times – Certificate D Advert for Stoney Lane (unknown ownership) 31.01.2018

Public Comments

N/A

Town / Parish Comments

There were no objections to this application although the council considered that the design of the garage could be improved.

Environmental Health

N/A

Staffordshire County Council Highways

No objections to the proposals. Stoney Lane (PROW) noted, SCC have requested that Stoney Lane may benefit from maintenance following the construction.

It is possible to secure this by a planning condition, if necessary.

Severn Trent

No objections

Arboricultural Officer

The case officer has sought the views of the arboricultural officer, particularly in relation to the impact of any building work on the TPO trees. They have confirmed that there are no objections to this application, having considered the contents of the arboricultural report.

Planning conditions are recommended in relation to protective fencing and advisory notices for the protected trees and the garage being constructed with the concrete slab foundation, as set out in the arboricultural report.

OFFICER COMMENTS

Principle of Development

Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorland Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

The application site is located within the development boundary and covered by Policy SS6a, larger villages. In accordance with Policy SS1 the Council expects the development and use of lands to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a comments 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. This means that applications which accord with the policies in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

Arboriculture

An arboriculture report has been undertaken and submitted alongside the planning application, prepared by TREE HERITAGE. The arboricultural officer has confirmed that they have no objection to the planning application, in relation to the impact upon the TPO. Planning conditions are recommended, in order to protect the tree preservation order.

It is considered that the proposed development complies with Policy DC1 of the Core Strategy in relation to arboriculture.

Design

Policy DC1 requires all new development to be designed to respect the site and its surroundings. The host dwelling is of a simple design and appearance. The proposed extension is to be positioned to the side of the dwelling, subordinate to it. It is considered that the type of development proposed would reflect the existing character of the street scene. External building materials are to match the existing and fenestration detailing sufficiently reflects those already present, according to the policy. It is considered that the proposed development reflects the building materials in the street scene well.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

Design principles for development in Staffordshire Moorlands considers the principles which should be followed to achieve good design within the district. This requires extensions to dwellings to be subordinate to the existing dwelling and for the ridge height to be less than the existing dwelling, certainly no higher. In addition, it requires the roof design to be simple, to reflect the local character. It is considered that the proposed extension to the house follows the design principles set out in the guidance and accords with both national and local policy in this regard.

The Design Principles state that a garage in an isolated position is not normally appropriate. The initial plans showed a blank façade to the rear elevation of the proposed garage. However, this has been amended following pro-active discussions with the case officer. The amended design now includes a façade which incorporates more detail break up this elevation of the garage and provide a more aesthetically pleasing approach when travelling down Stoney Lane. In addition, the applicant has also agreed to some planting, to provide further screening and to maintain the rural lane characteristic which is dominant in the street scene on Stoney Lane.

On balance, it is considered that the proposed development is compliant with Policy DC1 of the Core Strategy.

Heritage

There are no listed buildings in the vicinity of the application site which would be affected by the proposed development. It is not considered that there are any heritage issues associated with the proposed development.

Amenity

In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy. The proposed development is approximately 15m from the nearest property which is to the rear of Lepe House (Springfields). It is not considered the proposed development will result in overlooking or amenity issues.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings

An assessment of the proposed development in relation to the neighbouring properties has been carried out. This has concluded that the amended proposals would not have an adverse effect on either of the directly adjacent dwellings. This is because the proposed development does not comprise any windows in the side elevation which may cause overlooking or a loss of privacy. It is considered that the proposed development is located a reasonable distance from the existing neighbouring properties which would not be impacted negatively as a result of the proposals in terms of loss of light. Therefore, on balance there are no amenity issues

caused by the proposed development and the application accords with policy in this regard.

Highway Safety

Policy T1 of the adopted Core Strategy concerns development and sustainable transport, stating that the Council will support development which reduces reliance on the private car for travel journeys.

The original location plan which included a red line of the site boundary did not connect up to the public highway. Following discussions with the case officer, this was amended by the applicant. Stoney Lane is a private drive which is an unadopted road. As such, Certificate D has been advertised in the Local Press (Leek Post & Times) by the applicant.

The Highways Authority have assessed the proposals and do not consider there to be an objection in principle to the proposed development.

CONCLUSION / PLANNING BALANCE

This application seeks planning permission for a development which is split into three parts. The initial part of the development is a two storey side extension to Lepe House, to replace the existing garage and provide additional living accommodation. The second part of the proposed development seeks planning permission for a detached garage, within the curtilage of Lepe House. The final part seeks planning permission for an alteration to the vehicular access to the application site, to reconfigure the driveway.

The location plan which was originally provided did not include a red line up to the adopted highway. The Highway Authority require this to be done, to ensure that safe and proper access can be achieved. Therefore, a revised location plan was submitted by the applicant. Stoney Lane is a private driveway, for this the owner is unknown. For this reason, the planning application has been advertised by the applicant in the Leek Post & Times.

The design of the proposed development has been amended to improve the approach down Stoney Lane and to assist in maintaining its rural character as you approach Lepe House. As a result of this, it is considered that the proposed development accords with national and local policy in design terms.

An assessment of amenity has also been undertaken, in accordance with local standards and planning policy. It is considered that the proposed development is policy compliant in this regard.

An assessment of the proposed development impact upon the TPOs within the site boundary has been undertaken. This has concluded that the proposed development will not cause any harm to the RPA of the trees. As such, the planning application accords with Policy DC1 in relation to trees.

For the reasons set out above, it is considered that the proposed application should be approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough

Recommendation Date: 19th February 2018

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council