

DELEGATED DECISION REPORT

SMD/2018/0085
Valid 09/02/2018

WHITEHAVEN CLAY LAKE
ENDON

PROPOSED FIRST FLOOR
PITCHED ROOF EXTENSION
OVER EXISTING GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application relates to a large two storey detached dwelling set within a generous garden with a private driveway accessed off Clay Lake.

The application site is located within Endon and Stanley Parish. It is within the development boundary as identified on the Local Plan proposals map.

To the north of the proposed development, the rear garden is bound by agricultural land and Springbank Farm. To the east, the application site is bound by Bluestone House, which is another large detached dwelling. To the south, the application site is bound by Clay Lake the road which links Endon with Brown Edge. This road provides the vehicular access to a private driveway which serves the site. The dwellings on the north side of Clay Lake occupy an elevated position above the road, due to the change in levels. To the west of the application site is another large detached dwelling which is set with a generous plot, known as Highpoint.

PROPOSAL

The application seeks planning permission for a first floor extension, above the garage, to provide additional living accommodation including a family bathroom and an ensuite bedroom.

The proposed development includes two pitched roof dormer windows to the front elevation. The rear elevation is to have a balcony in addition to two further pitched roof dormer windows which serve the bedroom.

The application form states that the materials used for the construction of the proposed development will be rendered brick walls with clay roof tiles, to match the existing dwelling. The roof plans submitted alongside the application indicate that the proposed extension will create a hipped roof.

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

Achieving Sustainable Development Paragraphs 1-17
Requiring Good Design Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant history associated with the application site.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/02/2018
Neighbour consultation period ends: 13/02/2018
Press Advert: N/A

Public Comments

N/A

Town / Parish Comments

N/A

Severn Trent Water

No objections

Environmental Health

N/A

Staffordshire County Council Highways

N/A

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 account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted 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 is located within the development boundary within an area where the principle for residential development has been established. The proposed development would result in increasing the amount of living accommodation to the dwelling, comprising an ensuite bedroom and a family bathroom.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications which accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

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.

The Design Principles SPD sets out that new dwellings should relate to the existing buildings in terms of scale and proportion. The proposed ridgeline is set down from the ridge line of the existing dwelling, making it subordinate. The proposed development will increase the roof height but keep the walls in line with the footprint of the existing dwelling.

The submitted plans indicate that the proposed development will raise the height of the roof above the garage to 6.6m. The extension will follow the line of the existing side wall of the garage. The width of the first floor extension is exactly the same as the ground floor, being 7.3m. The chimney which is roughly in the centre of the roof, to the side of the front door will remain in the same location. The application form indicates that the materials used for the construction of the proposed development will match with the existing dwelling.

The plans are considered to constitute acceptable design in accordance with policy

DC1 of the adopted core strategy and relevant policies within Chapter 7 of the NPPF. The proposed development is considered to represent sustainable development within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF. It is considered the design of the proposed development is in keeping with the area.

Amenity

Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

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.

The amenity of neighbouring properties has been carefully considered as part of the application process. The nearest dwelling to the proposed extension is Highpoint which is located at least 10m away, in an elevated position. There are no windows in the side elevation of the proposed extension which would cause any overlooking issues with Highpoint. Similarly, with the adjacent dwelling to the opposite side (Bluestone House), it is not considered that the proposed extension would result in a greater amount of overlooking than the existing situation. Because the proposed balcony is recessed in to the building and will not overlook any neighbouring properties no amenity issues are raised from this element of the scheme.

As a result, it is considered that the proposed development complies with national and local planning policy in this regard.

Highway Safety

Policy T1 of the Core Strategy concerns development and sustainable transport. This sets out that the Council will support and promote development which reduces reliance on the private car. It also states that development should refer to the appropriate parking standards as laid out in national guidance.

In order to follow the principles of good planning, it is important to consider that appropriate car parking is provided as part of proposed developments. The existing dwelling has car parking to the front of the property, with an off-road private driveway. The proposed development increases the number of bedrooms, it is considered that this will result in an increase in the number of vehicles used by the property. Therefore, a consideration should be made for a suitable amount of parking. It is considered that the dwelling has a sufficient amount of off-street parking. Further, Staffordshire County Council has not objected to the proposed development.

It is not considered that the proposed development would cause any severe highways impact and accords with planning policy in this regard.

CONCLUSION / PLANNING BALANCE

The application seeks planning permission for a first floor extension above the garage at Whitehaven. The site is located within the development boundary and is not constrained by any sensitive statutory designations. The proposed development would not have a harmful impact upon residential amenity.

Overall, this application is considered to accord with all relevant local development plan policies and other material considerations which includes the NPPF. In accordance with paragraph 14 of the NPPF the application is therefore recommended for approval subject to planning conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough

Recommendation Date: 6th April 2018

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council