DELEGATED DECISION REPORT

SMD/2018/0799 **Valid 03/01/2019**	**19 BASNETTS WOOD ROAD ENDON**	**PROPOSED REAR SINGLE STOREY EXTENSION. PROPOSED NEW DORMER TO FRONT ELEVATION WITH PITCHED ROOFS, REPLACEMENT WINDOWS, FASCIAS AND GABLE TO FRONT ELEVATION (MATERIAL FINISH). PITCHED ROOF OVER EXISTING GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE
Late 20thC brick and pantile single storey front / two storey rear detached dwelling in a corner plot cut into steeply rising ground. Prominent at the front due to being elevated relative to the public road. Detached dwelling to immediate south is at lower level by c.0.5m. Adjacent properties to north and to rear (west) are at significantly higher positions separated by the estate road.

The building is at the top of a row of three, all of likely late 20thC date and individually designed with differences in choice of brick colour, general fenestration and style of dormer (where used).

PROPOSAL
Single storey rear extension projecting 2.9m with lean-to roof to 3.4m high at the existing house wall. Two neatly formed front dormers. Insertion of an apex window into the existing front facing gable.

A pitched roof is proposed to the existing mono-pitch roofed single garage which stands alongside the boundary with the neighbour to the south.

Not all materials were stated with the application as submitted but a follow up e-mail states:

- Rear extension walls – brick to match existing house
- Roofing to rear extension, garage and dormers – pan tile to match that on the existing house

- Dormer sides and front apexes – black 'cedral' cement board by Marley-Eternit

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
SS6b Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
No recent records – property appears original.

CONSULTATIONS

Publicity
Site Notice expiry date: 12th February 2019
Neighbour consultation period ends: 24th January 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Endon with Stanley Parish Council – no representation received

OFFICER COMMENTS

Principle of Development

Within the development boundary: development acceptable in principle. The single storey rear extension is within the limits of Permitted Development allowed by GPDO (2015) Schedule 2 Part 1 Class A with particular reference to A.1 (f).

Design
All the changes are considered acceptable in design form and scale. The rear extension is proposed in "red brick" which implies a contrast to the brick of the existing dwelling. However on raising this with the applicant it has been confirmed that this is intended to be a brick to match the existing dwelling. A roof tile to match that of the existing dwelling is proposed.

The single storey front facing gable is brick to eaves level with a buff white rendered panel in the above-eaves triangle. This is proposed to be altered to a black cement board finish along with the insertion of an apex triangle-topped window. The triangular-topped window is modest in proportion and although a triangular window can seem out-of-character, in this case it is judged to be acceptable as it is relatively discrete in this example. Whilst panelling may often be resisted as out of keeping, in this case, given that it is limited in extent to a discrete area which is already picked out in render the overall change is considered limited and therefore acceptable.

There is an existing small flat-roofed front dormer and one of the two proposed will in effect replace this. The switch to pitched roofs is acceptable and in fact may be considered a design improvement. Although the material of the dormer sides and front (above the window) are proposed in black 'cedral' cement board it is to be noted that the existing dormer appears to have sides of timber sheet board. Given that there is no strong design consistency to the row the two dormers as proposed raise no design concerns.

The proposed dual pitched roof to the garage will result in a ridge height of 3.5m on the existing building of length 5.5m parallel to the neighbour's boundary. In design appearance terms the pitched roof represents an improvement.

Amenity
In respect of the garage roof change, impact on neighbour amenity must also be considered. It would be higher than the maximum of 2.5m height allowed under PD within 2m of the boundary. The building is also at a higher level relative to the neighbour due to the rise in ground level of c.0.5m. However, the garage is sited on the north side of the neighbour's boundary and it may reasonably be judged that the pitched roof would have no appreciable effect on their enjoyment of sunlight, sense of space or general light amenity.

In respect of all other changes there are no conflicts with neighbour amenity or with the street scene and adequate garden space to the rear will remain.

Highway Safety
No issues.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 27th February 2019

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council