DELEGATED DECISION REPORT

SMD/2020/0320 **Valid 22/06/2020**	**WHITEHAVEN CLAY LAKE ENDON**	**PROPOSED EXTENSION ABOVE EXISTING GARAGE AND REAR EXTENSION TO KITCHEN** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached two-storey dwellinghouse with a single storey garage and porch attached to the western side elevation. The single storey section of the property is stepped back from the front elevation of the main body of the dwellinghouse, creating an L-shape. The dwellinghouse is constructed of a mix of reconstituted stone, brick and render with a concrete tiled roof.

The property is sited over 30 metres from the road in a ribbon of residential properties. A detached dwellinghouse has recently been constructed within the property's front garden. The properties in the immediate vicinity comprise large detached dwellinghouses set within large, landscaped gardens. An open field is located to the rear of the application site.

The application site is located within the Development Boundary of Endon. The land on the opposite side of Clay Lake is designated as Green Belt.

PROPOSAL

Full planning permission is sought for the erection of a first floor side extension above the existing attached garage and a 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
SS6a Larger Villages Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).

In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

Emerging Policies:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0085 Proposed first floor pitched roof extension over existing garage
Approved 09/04/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 03/09/2020
Neighbour consultation period ends: 13/07/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

Severn Trent Water: No objections and do not require a drainage condition to be applied.

OFFICER COMMENTS

The dwellinghouse is located within the Development Boundary of Endon; a 'larger village' as identified by Core Strategy policy SS6a. Extensions to dwellinghouses in larger villages are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

It is proposed to erect a first floor above the existing attached garage and porch. The extension will be rendered and have concrete roof tiles to match the main body of the existing dwellinghouse. The eaves and ridge height of the extension will match the existing dwellinghouse and a feature gable will be created above one of the windows within the front elevation. The existing flat roof canopy with ornate columns

positioned across the front door will be replaced with a pitched roof canopy with feature gable above the front door. The ornate pillars will be replaced with a simpler supporting structure.

A single storey extension will be erected across part of the property's existing rear elevation and will partially project beyond the existing side elevation, providing access onto an existing paved area to the side of the property. The rear extension will project 5 metres from the rear elevation of the existing dwellinghouse, will be 7.5 metres wide and have a multi-pitched roof. The eaves height of the proposed extension will be 2.5 metres and the ridge height will be 3.6 metres. The extension will be rendered with concrete tiles to the roof, to match the existing dwellinghouse.

It is also proposed to remove the existing UPVC cladding and reconstituted stone and brick detailing and render these areas so they match the remainder of the property.

The proposed first floor extension is very similar to the 2018 extant scheme, with the exception that the eaves and ridge heights were lower than the main body of the house in the 2018 permission, resulting in the front and rear windows to the first floor comprising half-dormers. Consideration was given to whether the ridge height of the proposed extension should be reduced in height on this application, however due to the L-shaped design of the property, the property being detached and the extension being set back from the main body of the dwellinghouse, it was considered that a reduction in the ridge height would not be required.

The proposed extensions and alterations are considered to reflect and improve the character and appearance of the existing dwellinghouse. The proposed first floor extension together with the main body of the dwellinghouse will have the appearance of a large detached dwellinghouse, whilst the single storey rear extension will appear subservient to the existing dwellinghouse. The replacement canopy will improve the appearance of the property by removing the flat roof and ornate pillars. It is for these reasons that the proposed extensions and alterations will not have detrimental effect on the character or appearance of the existing dwellinghouse.

The dwellinghouse is set back over 30 metres from the road, with a recently constructed detached dwelling sited within the property's former front garden. In addition, mature trees and vegetation are planted to the boundaries of the application site and the neighbouring properties. Whilst the dwellinghouse is positioned on a slightly higher ground level than the recently constructed property, due to the distance from the road and the high level of vegetation, only glimpse views of the property are afforded from the road. This part of Clay Lake comprises large detached properties set within large plots and the proposed extensions and alterations will reflect this character. It is for these reasons that it is not considered that the proposed development will have a detrimental effect on the character or appearance of the street scene.

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Single Storey Rear Extension

Due to the siting of the single storey extension to the rear of the dwellinghouse; its proposed scale; and there being no dwellinghouses in close proximity of this extension, it is not considered that it will have a detrimental effect on neighbouring amenity.

First Floor Extension

The dwellinghouse that has recently been constructed within the front garden of the application site ('Lance House') has been sited so that it is located to one side of 'Whitehaven' and on a lower ground level. The proposed first floor extension will therefore not directly face this property. The extension will also be stepped back from the front elevation of the main body of the house and therefore the separation distance to the neighbouring property from the proposed extension will be greater than currently exists. The proposed extension will be sited to the northwest of 'Lance House' and therefore will not result in any impact on this property's light. It is for these reasons that it is not considered that the proposed first floor extension will have a detrimental impact on the amenity of 'Lance House'.

The property to the west of the application site ('Highpoint') is sited forward of 'Whitehaven'. Therefore the proposed extension will be sited approximately 11 metres northeast of this property and a mature hedge of 4+ metres in height forms the boundary treatment between the two properties. A previous approval for a similar first floor extension is currently extant and the impact of the proposed extension on the amenity of this property is considered to be similar. Due to the extension's siting to the northeast of the neighbouring property it will not have a detrimental effect on this property's light. It is for these reasons that it is not considered that the proposed first floor extension will have a detrimental impact on the amenity of 'Highpoint'.

The property to the east of the application site ('Bluestone House') will not be affected by the proposed extension due to the property's siting relative to the proposed extension and the separation distance between the two properties.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed development will result in the number of bedrooms at the property increasing from 4 bedrooms and a study to 5 bedrooms and a study. The existing attached garage will be retained and a large parking and turning area will be unaffected by the proposed development. A property of the size proposed is required to provide a minimum of 3no. off-street parking spaces. This can be adequately

provided within the application site without affecting the exiting driveway or turning area. The proposed development will therefore comply with the Council's parking standards and will not have a detrimental effect on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy, the NPPF (2019) and the emerging policies in the Staffordshire Moorlands Local Plan. As such the application is recommended for approval

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 04/09/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council