DELEGATED DECISION REPORT

SMD/2020/0428 **Valid 05/08/2020**	**10 CHURCH STREET** **KINGSLEY**	**TWO STOREY EXTENSION TO REAR OF DWELLING** **(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 the end terrace of a run of three, two-storey terraced cottages that have been built along the back edge of the pavement. The cottage is rendered and painted green with a tiled roof. The dwellinghouse has been extended with a conservatory to the side elevation that has been built along the back edge of the pavement. The property occupies a triangular-shaped corner plot bounded by Church Street to the front and Dovedale Road to the rear. A graveyard associated with St Werburgh's Church is located on the opposite side of Church Street, whilst dwellings surround the property to all other sides. The application site is located within the Development Boundary of Kingsley.

PROPOSAL

Full planning permission is sought to erect a two-storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted 2020)

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 28/10/2020
Neighbour consultation period ends: 03/09/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Kingsley Parish Council supports the application.

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

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Kingsley; a 'larger village' as identified by Local Plan policy SS8. 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.

The proposed extension will project 3.6 metres from the rear elevation of the existing cottage and will contain a dining room and WC to the ground floor and a third bedroom to the first floor. The extension will be stepped in from either end of the cottage, will have an eaves height to match the existing cottage and a ridge height

that is 0.4 metres lower than the existing ridge. The extension will be constructed of brick with a tiled roof.

The extension will appear subservient to the existing cottage due to the ridge height being lower than the ridge of the existing cottage and the extension being stepped in from either side. The extension will protrude closer to Dovedale Road than the existing row of cottages, but it is not considered that this will adversely affect the character or appearance of the street scene as it will be partially screened by a large conifer and privet hedge. The extension is proposed to be constructed of brick however, the existing dwellinghouse is rendered and painted green. The row of cottages that the dwellinghouse forms part of are also rendered and painted. It is considered a brick constructed extension would not reflect the character of the existing or adjacent cottages and therefore a condition should be attached that requires the extension to be constructed of render to match. Subject to the imposition of such a condition, it is considered that the proposed extension will comply with policy DC1 of the Local Plan.

Amenity

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.

The neighbouring property (No. 12 Church Street) comprises the attached cottage. To the rear of this cottage, a large wooden outbuilding has been constructed adjacent to the boundary shared with the application site that is almost the same height as the property's eaves and occupies the full length of the neighbour's garden. No windows are located in the rear elevation of No. 12 closest to the application site. The proposed extension will comply with the 45-degree guideline in respect of this property and the side elevation of the extension facing towards No. 12 will be blank. It is therefore not considered that the proposed extension will have a detrimental effect on the amenity of No. 12 Church Street.

The properties to the rear of the application site front onto Dovedale Road. These properties are sited over 30 metres from the proposed extension. Whilst windows are proposed on the rear elevation they will have an oblique view towards these properties, the separation distance ensures that their amenity will not be adversely affected by the proposed extension. Overall there would be no harm to residential amenity.

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 extension will increase the number of bedrooms at the property from two to three. The property does not have any off-street parking, instead on-street parking occurs along the front of the property, along Church Street. Whilst the increase in bedrooms could lead to extra demand for parking in the vicinity of the property, the availability of on-street parking, or lack of, will usually self-regulate how

many vehicles the occupants of a property will have. Moreover, the site is within walking distance of some local services and facilities including a bowling green, a recent consent for a convenience store and church. Therefore it is a reasonably sustainable location. It is for these reasons that it is not considered that the proposed extension will 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 Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 29/10/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council