DELEGATED DECISION REPORT

SMD/2020/0484 **Valid 10/09/2020**	**10 SCARRATT CLOSE** **FORSBROOK**	**DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW REAR LOUNGE EXTENSION AND PARTIAL CONVERSION OF EXISTING GARAGE TO FORM GARDEN ROOM.** **(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 semi-detached, two-storey dwellinghouse constructed of brick with a concrete interlocking tiled roof. The property has been extended with a single storey extension across the full width of the front elevation and a conservatory to the rear. The property is stepped back from the road by a front garden/parking area, whilst a tarmac driveway alongside the property leads to a garage, attached to the neighbouring property's garage, that is located within the rear garden. The property is located on a residential street that comprises a mix of two-storey and single storey detached and semi-detached dwellings. The property is located within the Development Boundary of Forsbrook.

PROPOSAL

Full planning permission is sought to demolish an existing conservatory, erect a replacement single storey rear extension and convert part of the existing garage to additional living accommodation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas 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/2016/0678 Proposed kitchen and hall extension to front
Approved 04/01/2017

CONSULTATIONS

Publicity

Site Notice expiry date: 02/11/2020
Neighbour consultation period ends: 05/10/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Blythe Bridge & Forsbrook; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in larger villages is 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 existing conservatory will be demolished and replaced with a single storey rear extension that will occupy almost the full width of the existing dwellinghouse, with the exception that it will be marginally stepped-in from each side. The extension will project to the same depth as the existing conservatory (3.7 metres) and will have a lean-to roof with an eaves height of 3.3 metres and a ridge height of 4 metres. It will be constructed of brick and tile to match the existing dwellinghouse. Bi-fold doors will be inserted within the rear elevation and the roof will have 3no. rooflights. The existing raised deck will be extended and a set of steps will provide access to the rear garden.

The extension will adjoin the adjacent single storey flat roofed garage. The front section of the garage will be retained as a store, with the garage door facing the street scene. The rear section of the garage will be converted into a garden room. The existing rear window within the garage will be replaced with glazed patio doors, providing access onto the existing patio area.

The proposed extension will appear subordinate to the existing dwellinghouse and will complement its character and appearance. It will not be highly visible from the surrounding area given its siting to the rear of the property. The alterations to the garage will be minor and will not be visible from the street scene. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020).

Amenity

Local Plan 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.

Extension

The attached neighbouring property, No. 8 has not been extended to the rear. The proposed extension will project 3.7 metres from the rear elevation of the existing dwellinghouse and will cross the 45-degree guideline when measured from No. 8's closest ground floor window. Therefore, the proposed extension will cause some loss of light and an overbearing effect to this property. However, the proposed extension will be the same depth as the conservatory it will replace, which has a solid brick wall adjacent to the shared boundary. The proposed extension will be marginally higher to the ridge than the existing conservatory (by 30cm) with a similar eaves height however, the roof design will change from hipped to a lean-to and therefore will have a lower height overall. In addition, such an extension could be erected via the prior approval route, as the neighbour has raised no objection. It is for these reasons that it is not considered expedient to recommend refusal of the extension on amenity grounds in this instance.

A gap of 23 metres will be maintained between the proposed extension and the property to the rear; a distance that will ensure the extension will not adversely affect the amenity of this property. And No. 12 Scarratt Close will not be affected by the proposed extension due to the siting of the existing garages between the two properties.

Garage Conversion

No windows are proposed within the side elevation of the garage conversion. The existing window within the rear elevation of the garage will be replaced with glazed patio doors. The doors will be positioned approximately 5 metres from the rear garden boundary and will be largely obscured by the existing boundary treatment. In addition, the room is likely to be used on an occasional basis given that it will be accessed via the rear garden rather than the house. It is for these reasons that the proposed garage conversion will not have a detrimental effect on neighbouring 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 development will result in the loss of the existing garage. However, the proposed development will not increase the number of bedrooms at the property. The front garden has been laid with hard surfacing and therefore off-street parking is available for 2-3 vehicles. The property comprises a 3-bedroomed property and therefore a minimum of 2no. spaces is required. The loss of the garage as a parking space will therefore not have a detrimental effect on highway safety, as 2no. vehicles will still be able to park within the application site. The proposed development will therefore comply with policies DC1 and T1 of the Local Plan (2020).

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: 04/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council