DELEGATED DECISION REPORT

SMD/2020/0509 **Valid 18/09/2020**	**TAWNY HOUSE** **CLAY LAKE** **ENDON**	**PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS WITH FRONT PORCH** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Street scene
- Neighbour amenity

DESCRIPTION OF SITE
Recent two storey detached brick dwelling arranged gable end to the road with shared access across the front elevation leading to a further detached dwelling beyond.

Set back from the road by c. 7m the gable is an imposing development.

PROPOSAL
As in the description. This proposal involves a stepped down side extension coming towards the road, part two storey and part single storey. There is also a single storey flat roofed rear conservatory with lantern light running across the back of the extension and overlapping with the original house. A timber framed porch to the front is also included. The proposal is essentially a re-submission of an approved 2014 scheme (16th September 2014) which was not implemented and permission for which has therefore lapsed.

The proposed materials are brick and tiles to match the existing save that a 'white bag-rubbed' brick is proposed to the conservatory. Additional roof lights are proposed to the rear roof slope of the original dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS8 Larger Village Area Strategy – Endon
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places;

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2014/0466 – two storey side and single storey rear extensions, alterations to elevations and creation of a front porch – drawings 2825-01; 2825-02D; 2825-03E; 2825-04B approved

SMD/2013/1159 – side and rear extension – refused

07/00833/FUL – two storey detached dwelling – approved

07/00294/FUL – two storey detached dwelling with garage – refused

06/00778/FUL – detached dwelling and garage – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 12th November 2020
Neighbour consultation period ends: 13th October 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Endon with Stanley Parish Council – none received

Severn Trent Water
Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition. Advised to note that there may be a public sewer located within the application site.

Staffordshire County Council Highways
No objection and no request for conditions.

OFFICER COMMENTS

Principle of Development

Development is acceptable in principle due to being within the development boundary. The property does not however have the benefit of Permitted Development rights as these were taken away by condition 9 of the 2007 consent (07/00833/FUL). The 2014 consent although now lapsed is a significant material consideration despite having been granted under the then newly adopted Core Strategy as opposed to the now current Local Plan (September 2020). In terms of the principle of the proposal the scope for this development is essentially un-altered under the new Local Plan.

There are only very minor variations in the current proposal from that approved in 2014: the single storey rear conservatory would be longer and extend closer towards the road by c.600mm and a first floor window is proposed in the rear elevation of the extension where in 2014 it would have been left as a blank wall.

Design

The current building has a stark and abrupt relationship to the street scene, not helped by unfinished gable end windows to ground and first floor which have been boarded over. The dwelling has been developed within the grounds of Wilmot Place which stands significantly further back from the road. Prior to the development a band of trees enclosed the grounds from the road. These were protected by TPO but a consent in 2013 allowed removal – along with a replacement planting condition. Condition 5 of the 2014 approval required a specific scheme as shown on the then submitted drawing 2825-03-E to be implemented. These same planting proposal details have been replicated here on now submitted drawing 20-TG-03.

Since the 2014 approval the Council has adopted further design guidance. Broadly it may be considered that the proposal can continue to be supported in design terms. Issue could be raised with the bulk timber porch which is not especially consistent with the main building either in materials or style but this is a relatively minor matter.

The stepped down gradations of the gable towards the road from where it will be conspicuous; the use of matching brick and roof materials and the eaves and roof verge detailing in brick are all helpful to make this an acceptable extension in this prominent road side position.

The single storey rear garden room / conservatory is unlikely to be noticeable from the street scene and the proposed white bag rubbed brick exterior – which was accepted in 2014 – is judged acceptable again here.

Amenity

Due to the absence of close residential neighbours in the vicinity of the extensions and noting the adoption of a windowless blank wall end in the elevation of the conservatory which would face Wilmot Place, no conflict of neighbour amenity in terms of overlooking or loss of privacy should be envisaged.

CONCLUSION / PLANNING BALANCE

This development will bring the dwelling very close to the public road with distances to the back of the pavement of 2.7m at the west (front) corner and c.5m at the back (south) corner. The development will partly block out tree views especially in the approach from the north west down Clay Lake and thus further erode the erstwhile character of Clay Lake at this point as a strongly tree lined road. On balance and noting the 2014 approval albeit lapsed the scheme is recommended for approval. It may be considered that the development will create a more comfortable building in the street scene than the stark structure as it currently stands. A condition should be attached to require the tree planting shown in the submitted drawing 20-TG-03.

OFFICER RECOMMENDATION: Approve subject to conditions

Case Officer: Arne Swithenbank

Recommendation Date: 12th November 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council