DELEGATED DECISION REPORT

SMD/2020/0524 **Valid 21/09/2020**	**1** **OAKHILL HOUSE DRAYCOTT ROAD** **UPPER TEAN**	**CONVERSION OF GARAGE WITH NEW LINK TO KITCHEN AND NEW PORCH** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development (open countryside);
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal (Low-risk area).

DESCRIPTION OF SITE

The application site is 1 Oakhill House, Draycott Road Upper Tean. The dwelling is a semi-detached, white rendered property. It is one of a small cluster of dwellings which is accessed via a lengthy (and in part narrow) private driveway. On the northern side of the house, there is a good sized (privately used) parking and turning area whilst to the south there is a very large garden and patio area. Boundaries consist of planting and fencing and the land within the site is fairly level. The attached neighbour is positioned on the eastern side of the application site, whilst to the west there is an access track leading to several other dwellings.

For the purposes of planning policy consideration, the application site is located within the open countryside (not Green Belt) and is also marked as being within a coal development low-risk area. The dwelling is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for a single-storey side extension including a garage conversion and a new porch on the northern facing elevation of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1	Development Principles
SS2	Settlement Hierarchy
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0424 Proposed ground source heat pump. Pending consideration.

SM/2656 Conversion of house into two houses. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/11/2020.
Neighbour consultation period ends: 13/10/2020.

Public Comments: No representations received during the consultation period.

Checkley Parish Council: No representations received during the consultation period.

Severn Trent Water: No objections and no drainage conditions are required.

OFFICER COMMENTS

Principle of development
The application site is located outside of any development boundary and for the purposes of planning policy consideration, is within the open countryside. The property is not situated within the Green Belt. There are no 'in-principal' objections to a domestic extension, but consideration must be given to Local Plan policy SS10 'Other Rural Areas Strategy.' SS10 states that support can be given to 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' A review of the property planning history reveals (apart from the pending ground source heat pump application) only one other application relating to the dwelling; application

SM/2656 where permission was approved to split the building into two dwellings. Other than the attached garage (to be converted) it does not appear evident that this dwelling has benefitted from any other additions, certainly the present-day footprint corresponds with old Ordnance Survey maps held by the council. Consideration of policy SS10 goes hand-in-hand with policy DC1 and the councils adopted design SPG and SPD. Design is considered below.

Design and visual impact

The existing two-bay garage would benefit from a replacement roof (continuous roof plane) and see its doors replaced by full-height glazing. The space would then be used as a utility room, WC and plant room. The side extension 'link' would have a splayed footprint with full-height glazing, oak frame and matching roof tiles. The plans appear to show an open-sided porch but there are no details concerning materials. The additions are small and do have a subordinate and secondary appearance when viewed in the context of the existing house. The simplification of the garage roof line/plane is welcomed and the glazed link would be constructed using oak and glazing. All materials details can be secured by appropriately worded condition(s).

There is very little wider visual impact beyond the application site. Whilst the additions may well be viewed from neighbouring properties or the shared vehicular access drive, they are of a good design and compliment the dwelling. Surrounding properties are not uniform in their appearance and so an addition to this house would not have any particular impact upon the visual appearance of the area.

Neighbour amenity

The proposal does not raise any neighbour amenity concerns. The proposed side extension is not near to the attached dwelling and would not affect any of the properties to the west due to separation distances, the modest height of the addition and the substantial boundary.

The porch is a small structure and would be positioned far enough away from the boundary with the attached dwelling so as not to cause any amenity concerns. There is already a door

Parking

The property benefits from a generously sized parking and turning area on the northern side of the dwelling and has an attached garage. The plans propose the conversion of the garage but do not show any proposals to alter the open-air parking space to the north. The parking area to the north is the frequently used area due to ease of access to it. The garage doors are on the southern side of the dwelling and there does not appear to be easy access to them (for a vehicle). In any case the existing parking space is generously sized and more than sufficient to serve the property. Furthermore, the application is not proposing any additional bedroom space which is the trigger for application of the Appendix 2 (Parking Guidance) standards.

Drainage

Severn Trent Water have no objections to the application and no conditions are recommended.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

The scheme is considered to accord with Local Plan policy SS10, DC1 and the relevant design guides in that the extensions would be 'appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.' There are no other technical planning reasons why the application should be resisted and therefore conditional approval is recommended.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 16/11/2020

X B.J. Haywood

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