DELEGATED DECISION REPORT

SMD/2020/0555 **Valid 06/10/2020**	**BANKTOP LEEK ROAD WATERHOUSES**	**PROPOSED BEDROOM OVER EXISTING PORCH AND STORE ROOM.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity
The impact on highway safety

DESCRIPTION OF SITE

The site is within the development boundary and to the east of the main part of the village. It comprises a semi-detached traditional stone-built dwelling fronting A523 main road to the north. The attached dwelling lies to the west. There are other similar dwellings fronting the road on the opposite side to the north and this area is within the boundary of the Peak District National Park. Directly opposite the site between two rows of dwellings is an open area with a car parking area off a track which is within the application site and is the private parking area for the dwelling on site. To the rear of the site to the south is the River Hamps which follows the rear boundary of the site and is down a bank. There is open land to the other side of this further to the south.

PROPOSAL

This is a full householder planning application for a first-floor side/rear extension over a single-storey porch and store lean-to extension which was built under a 2015 planning permission (along with a separate first-floor extension to the other side of the rear of the dwelling). The new first-floor extension proposal would accommodate a fourth bedroom for the dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0293: Single-storey side/rear extension to accommodate a porch and store and part single-storey part two-storey rear extension to accommodate a new bathroom. Approved and built.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.11.20
Neighbour consultation period ends: 25.11.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

SCC Flood Team

We recommend that planning authorities:
1) Refer the applicant to the SCC standing advice pages on our website or provide them with a copy of the consultation response page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table included in the consultation response has been incorporated.

OFFICER COMMENTS

As the site is within the development boundary of Waterhouses, there are no set size restrictions for house extensions and the principle of the development is acceptable but all such extensions would still need to comply with Policy DC1 which amongst other matters aims to ensure a high standard of design, to protect the character and appearance of the area and residential amenity.

In this respect, the design and roof form looks to replicate the rear gable ended form of two adjacent rear gable projections (the middle one of which appears to be part of the original dwelling) and would have identical roof pitches. This would achieve some form of symmetry when viewing the rear elevation which would comprise a slightly larger middle gable projection flanked by two slightly smaller gable extensions of fairly equal size and projection from the original rear wall (the one on

the left was built fairly recently). The proposed projection, would, similar to the one on the opposite side, be set back slightly from the rear wall of the middle projection, would have a lower roof ridge to the main roof (similar to the other two projections) but this new one would also be set back slightly from the main original side wall to achieve a step, breaking up the expanse of overall side wall. As a result, the proposed new rearward extension would appear subservient to the main house. It would also have matching stone materials. The overall, scale, rear-gable form, design and materials would harmonise with the existing dwelling. The proposed rear window would comprise French windows with Juliet balcony which is a modern feature in contrast to the traditional cottage appearance of the house but this was also approved for the 2015 extension to the other side and would at least achieve some “balance” in the rear elevation. The rear elevation is also not visible from roads or public footpaths crossing the fields (none of which lie a short distance to the rear/south) in any case.

With regard to residential amenity, the extension is to the opposite side of the common boundary between the site and the attached dwelling and the adjacent neighbours would not be affected. There are no dwellings to the rear of the site where the French windows and Juliet balcony would be facing. However, there is a residential property to the east side of the site and there would be a side window overlooking the garden area which is to the west side of the dwelling. The dwelling to the east would not in itself be affected by overlooking due to the distance away but the garden area would be overlooked. However, as this window is a secondary window and not the main source of outlook and light to the proposed bedroom, obscured glazing can be inserted via a planning condition to prevent any harmful overlooking and loss of privacy. As this is a rear extension, the dwellings on the other side of the road facing the front of the house on site would not be affected.

The proposal would lead to the enlargement of the dwelling from a 3-bed house to a 4-bed house. The Council’s parking standards require the provision of three off-road parking spaces on the property to serve a 4-bed dwelling. Sufficient space for the parking of at least three cars is provided on the current private parking area within the application site ownership is provided directly opposite the dwelling and with turning space on the adjacent track to allow cars to enter the main road in forward gear in the interests of highway safety.

With regard to flood risk, the site is in Flood Zone 3 which is area with the highest risk of flooding, due to the close proximity of a river just the other side of the rear boundary. The comments of the flood authority are noted. However, when the previous application for ground floor extensions was determined, accompanying photographs showed the proposed ground floor to be considerably above the river, on top of a river bank. The application was approved. This new application is for a first-floor extension with an even higher floor level and therefore is much less prone to flooding than the previous approved ground floor extensions. I do not consider that any demonstration of flood risk prevention measures are reasonable and necessary in this instance.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would not lead to any highways or flooding problems. The proposal therefore complies with the Council's adopted Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 1.12.20

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council