DELEGATED DECISION REPORT

SMD/2020/0654 **Valid 25/11/2020**	**15 WALLFIELD CLOSE, UPPER TEAN, STAFFORDSHIRE, ST10 4JR**	**PROPOSED REAR 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 two-storey, semi-detached dwellinghouse constructed of brick with hanging tiles to the first floor front elevation. The roof of the dwellinghouse is pitched with concrete interlocking roof tiles. The property has been previously extended with a front porch, a single storey side/front extension incorporating a garage and a rear conservatory. The property is located on a residential street within the Development Boundary of Upper Tean.

PROPOSAL

Full planning permission is sought for the demolition of the existing rear conservatory and the erection of a single storey rear extension.

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/1979/0279 Extension to form larger kitchen and garage
Approved

SMD/1982/0539 Extension to form larger kitchen, garage and porch
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 01/01/2021
Neighbour consultation period ends: 18/12/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

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

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Upper Tean; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to

dwellinghouses in 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.

An existing conservatory is located adjacent to the boundary shared with the attached property (No. 17) and occupies approximately half the width of the rear elevation of the dwellinghouse. The conservatory extends 3.6 metres from the rear elevation of the dwellinghouse and has a hipped roof. It is proposed to demolish this conservatory and replace it with a larger single storey rear extension.

The proposed extension will extend 3.9 metres from the rear elevation of the existing dwellinghouse, will occupy almost the full width of the original dwellinghouse and will be sited the same distance from the boundary fence shared with the attached dwellinghouse (No. 17) as the existing conservatory. The extension will be constructed of brick and tile to match the existing dwellinghouse and will have a pitched roof with rooflights positioned within the northern roof slope. A blank wall will form the southern side elevation adjacent to No. 17, bi-fold doors will be positioned within the northern side elevation, whilst a window will be positioned in the eastern rear elevation.

The proposed extension will be subordinate to the existing dwellinghouse and will complement its character and appearance. The proposed extension will not be visible from the street scene due to its siting to the rear of the dwellinghouse and the position of the property's existing side extensions. It is for these reasons that the proposed extension is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy 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 proposed extension will be sited approximately 4 metres from the boundary shared with the neighbouring property to the north, No. 11 Wallfield Close. A closed

boarded fence of approximately 1.8 metres forms the boundary treatment between the two properties. The proposed extension will comply with the 45-degree guideline in respect of No. 11. Due to the separation distance, the type and height of the existing boundary treatment and the siting of the proposed extension, it is not considered that it will have a detrimental effect on the amenity of No. 11.

No. 17 Wallfield comprises the attached dwellinghouse to the south of the application site. The proposed extension will not have any windows facing towards No. 17. It will be sited marginally away from the shared boundary to ensure that any guttering and foundations remain within the application site. The proposed extension will not comply with the 45-degree guideline when measured from No. 17's rear patio doors (the closest opening to the application site). However, the proposed extension will be just 0.3 metres longer than the conservatory it will replace; its overall height will be partially screened by the existing boundary treatment; and it is considerably shorter than the 6 metres that is allowed for single storey rear extensions under the prior approval permitted development procedure. Moreover the eaves and ridge height would meet the requirements of Schedule 2, Part 1, Class A of the GPDO 2015 (as amended), which lends further support for the scheme as a development which could be carried out if the application was subject to the householder notification procedure. Although the extension will have an overbearing effect on No. 17, it is for these reasons that it is considered acceptable. The proposed extension will be sited due north of No. 17 and therefore it will not pose any issues in terms of a loss of sunlight.

No. 9 Garden Village is located to the rear/east of the application site. The proposed extension will be sited approximately 20 metres from the rear elevation of this property. A closed boarded fence of approximately 1.8 metres forms the boundary treatment between the two properties. Due to the separation distance, the height and type of boundary treatment and the scale of the proposed extension, it is not considered that it will have a detrimental effect on the amenity of No. 9 Garden Village.

It is for these reasons that the proposed extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

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 not affect the existing attached garage or the existing off-street parking area and the proposed extension will not result in an increase in the number of bedrooms at the property. It is therefore not considered to have a detrimental effect on highway safety. The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

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: 07/01/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council