

DELEGATED DECISION REPORT

SMD/2021/0215
Valid 26/03/2021

PASTURE HOUSE
20 OX PASTURE
CHEDDLETON

**SINGLE STOREY REAR
EXTENSION TO CREATE
IMPROVED KITCHEN AND
FAMILY ROOM AND
CONVERSION OF EXISTING
ATTACHED GARAGE INTO
HOME OFFICE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse constructed of brick to the ground floor with a rendered first floor. The dwellinghouse has a tiled pitched roof and an integral garage. The dwellinghouse is set back from the road by a large gravelled parking area and is located on a residential street with a mix of semi-detached, detached houses and bungalows. The dwellinghouse has a large rear garden and on the rear boundary are TPO protected trees.

The application site is located in the Development Boundary of Cheddleton.

PROPOSAL

Full planning permission is sought for the erection of a single storey rear extension and the conversion of the existing integral garage to 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

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2012/0895 Extensions and alterations
Approved 10/01/2013

CONSULTATIONS

Publicity

Site Notice expiry date: 04/05/2021

Neighbour consultation period ends: 28/04/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Cheddleton Parish Council raises no objection.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 Cheddleton; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in 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 proposed extension will project 5.5 metres from the rear elevation of the existing dwellinghouse and will result in the demolition of an existing single storey flat roofed extension. The extension will extend across the full width of the rear of the original dwellinghouse and it will have a parapet roof with 2no. roof lanterns. It will be constructed of brick to match the existing dwellinghouse and will have a centrally positioned flue serving a wood burning stove. The overall height of the extension will be 3 metres; or 3.5 metres if the roof lanterns are included. The extension will not be visible from the street scene when travelling in an easterly direction due to the proximity of No. 22 Ox Pasture however, it will be visible from the street scene when travelling in a westerly direction due to the gap between the application site and No. 18 Ox Pasture.

The proposed extension will be subordinate to the existing dwellinghouse and will replace an existing flat roofed extension that is of no architectural merit, therefore improving its appearance. The Design Guide SPD outlines that flat roofed extensions are not a feature of Staffordshire Moorlands and are usually unacceptable when they are visible from the street scene, as this one will be. However, the extension would meet the dimensions of a Class A permitted development extension and if prior approval had been submitted, it would have been approved, due to no neighbour objection being received. It is for this reason that a refusal could not be sustained on design grounds.

It is proposed to convert the existing integral garage to a home office and to replace the garage door with a window. The window will comprise a bay window that will be the same design and proportions as the ground floor bay window on the opposite side of the front door. The proposal will result in the dwellinghouse having a double-fronted appearance and will not adversely affect the character or appearance of the existing dwellinghouse or the street scene.

It is for these reasons that the proposed development 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 dwellinghouse to the east of the application site, No. 18 Ox Pasture, comprises a two-storey semi-detached dwellinghouse that has been extended to the rear with a part two-storey, part single storey extension. The proposed extension will be marginally deeper than the extension at No. 18 and therefore it will comply with the 45-degree guideline. 2no. ground floor windows and a door are located in the side elevation of No. 18's extension and a first floor window is located in the side elevation of the original dwellinghouse. All three windows comprise secondary windows. The two windows facing towards the proposed extension are located at a lower ground level than the application site and therefore they directly face the retaining wall between the two properties. The proposed extension will not have any openings in the side facing towards No. 18. The conversion of the integral garage to living accommodation will not affect the amenity of No. 18 due to its siting. It is for these reasons that the proposed development will not adversely affect the amenity of this property.

The dwellinghouse to the west of the application site, No. 22 Ox Pasture, comprises a detached bungalow and due to the sloping nature of the road, is located on a higher ground level. A substantial hedge forms the boundary treatment between the two properties that is approximately 2.5 metres high. The proposed extension will marginally cross the 45-degree guideline when measured from the rear windows of the neighbouring property. However, due to the scale of the proposed extension, the difference in ground levels and the height of the existing hedge, it is not considered that a minor incursion into the 45-degree guideline would adversely affect the amenity of No. 22. In addition, at 5.5 metres in depth, the proposed extension could be undertaken as permitted development under a prior approval application as no neighbours have objected. No windows are proposed within the side elevation of the proposed extension that will face towards No. 22. The conversion of the integral garage to living accommodation will not affect the amenity of No. 18 due to its siting. It is for these reasons that the proposed development will not adversely affect the amenity of this property.

No properties are located to the rear of the dwellinghouse. The proposed garage conversion will result in the replacement of the garage door with a window and will be used as a home office. The outlook from the window will be no different to the existing windows in the front elevation of the dwellinghouse and no closer to the dwellinghouse on the opposite side of the road. In addition, the proposed garage conversion is likely to comprise permitted development. The proposed garage conversion is therefore not considered to have an adverse effect on the amenity of the dwellinghouse on the opposite side of the road.

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

Although the proposals would result in the loss of the existing garage, and therefore a parking space, adequate off road parking provision is provided to the front which comprises a large gravelled area. As such the development does not raise any highway safety concerns.

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: 19/05/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council