

DELEGATED DECISION REPORT

SMD/2021/0204
Valid 30/03/2021

55 SCHOOL LANE
CAVERSWALL

PROPOSED SINGLE STOREY
FRONT EXTENSION TO SHOP
PREMISES

(FULL - MINOR)

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 flat roofed building constructed of buff brick to the ground floor and brown/black hanging tiles to the first floor. The building is occupied as a convenience store and Post Office to the ground floor with living accommodation above. The building is sited in the middle of a ribbon of semi-detached and detached dwellinghouses on the southwestern side of School Lane, with St Peter's C of E Primary School located immediately opposite. The building is set back from the road with an parking area that is utilised by the shop's customers. The application site is located within the village of Caverswall.

PROPOSAL

Full planning permission is sought for the erection of a single storey extension to the front of the existing convenience shop.

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
SS9 Smaller Villages Area 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/2021/0205 Proposed replacement signage
Pending consideration

CONSULTATIONS

Publicity

Site Notice expiry date: 04/05/2021
Neighbour consultation period ends: 27/04/2021
Press Advert: N/A

Public Comments: One comment was received from the occupiers of No. 57 School Lane who raise no objection to the proposed extension. They also support the plan to install bollards to prevent further attacks from vehicles therefore removing the need for ugly security shutters which they do not feel would be appropriate for the village.

Town / Parish Comments: Caverswall Parish Council have no objection to the application subject to neighbours' approval.

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

SCC Highways: No objection on highways grounds.

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 application site is located within the built-up area of Caverswall; a 'smaller village' as identified by Local Plan policies SS2 and SS9. Extensions and alterations to existing shops within villages is considered acceptable in principle as it will accord with the smaller village's role to enhance community vitality by protecting and enabling services and facilities which are essential to sustain rural living.

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. In respect of alterations it states, *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'*.

The existing building is of no architectural merit and appears out-of-character with the dwellinghouses along this side of School Lane, having been constructed at a later date. The building comprises a flat-roofed rectangle with a flat roofed canopy projecting from above the ground floor shop window. An external staircase to the rear of the building provides separate access to the flat above. It is proposed to demolish the existing flat roofed canopy and erect a single storey extension across the full width of the front of the existing shop. The extension will project two metres from the front elevation of the shop and will be constructed of buff bricks with a flat roof to match the existing building. The extension will contain the new shop front for the property that will comprise a single door and 4no. large glazed windows. A sign will be located above the proposed windows that is subject to a separate Advertisement Consent application that is pending consideration.

Flat roofs are not a traditional feature within Staffordshire Moorlands and are not usually supported by the Council's Design Guide SPD. However, the extension will be to an existing flat roofed building that has a flat roofed canopy above the existing shop front. A flat roof will therefore complement the design of the existing building in this instance. The extension, due to its scale and siting 9 metres from the back edge of the pavement, will appear subordinate to the existing dwellinghouse and will not appear unduly dominant within the street scene.

The application drawing also references the provision of traffic bollards within the car park area to the front of the application site and a security roller shutter will be fitted

to the new shop front. No further details have been provided in respect of these features and therefore conditions should be attached that require further details to be submitted for approval by the Local Planning Authority to ensure that their appearance is acceptable to 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.

No. 53 School Lane is located to the southeast of the application site and comprises a two-storey semi-detached dwellinghouse with a bay window to the front ground floor. A closed boarded fence of approximately one metre in height forms the shared boundary treatment. The proposed extension will be sited approximately one metre from the shared boundary and it will comply with the 45-degree guideline when measured from the front windows of No. 53. No windows are proposed in the side elevation of the proposed extension facing towards No. 53. It is for these reasons that the proposed extension is not considered to effect the amenity of this property.

No. 57 School Lane is located to the northwest of the application site and comprises a detached, two-storey dwellinghouse that is set back 1.6 metres from the front elevation of the adjacent shop. A dwarf brick wall forms the boundary treatment with a Beech hedge of approximately 1.8 metres in height planted behind, that is within No. 57's ownership. The proposed extension will be sited 2.76 metres from the shared boundary and will comply with the 45-degree guideline when measured from No. 57's closest front window. No windows are proposed within the side elevation of the proposed extension that will face towards No. 57. It is for these reasons that the proposed extension is not considered to effect the amenity of this property.

The proposed extension will be sited approximately 37 metres from the school building on the opposite side of School Lane and therefore it is not considered that it will have a detrimental effect on the amenity of the school

It is for these reasons that the proposed development 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 existing building is set back from School Lane with the land in-between utilised as an area for off-street parking for customers. The Highways Engineer has assessed the application and raised no objection on highways grounds. They stated:

'The shop, access and front parking area are existing and in current and regular use. In the existing situation, there is inadequate space to park vehicles in tandem without obstructing the footway. Tandem parking is also highly unlikely at a convenience store. Extending the shop frontage out by 2m will therefore not affect parking provision.'

It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will 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: 24/05/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council