

## DELEGATED DECISION REPORT

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**SMD/2021/0209**  
**Valid 13/04/2021**

**95 SCHOOL LANE**  
**CAVERSWALL**

**PROPOSED TWO STOREY  
EXTENSION TO SIDE OF  
EXISTING DWELLING AND  
REPLACEMENT ROOF TO  
CONSERVATORY**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

Impact on the character and appearance of the area, the amenity of the neighbour, and parking provision.

### DESCRIPTION OF SITE

Early 20th Century red brick semidetached cottage. Both cottages in the pair share a central brick chimney stack and have flat fronted elevations with roof ridges parallel to the road. Each neighbour has a single storey addition on the open side of their dwellings. The applicant's single storey side addition provides a garage.

The semidetached cottages are in a row of similar cottage types in the smaller village of Cookshill. The adjacent dwelling at 95a is a detached property built in the 1990s, possibly built on land taken from the applicant's plot, its side wall flanks the boundary shared with the applicant and is in a position that is set back from the front of its neighbour.

### PROPOSAL

Proposed two storey extension to side of existing dwelling and replacement roof to conservatory

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Local Plan Development Plan Document (Adopted 2020)**

S01 Spatial Objectives

SS1 Development Principles

SS9 Smaller Village Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

#### **National Planning Policy Framework**

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2020/0676 Two storey side and front extension. Refused.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 8<sup>th</sup> June 2021

Neighbour consultation period ends: 8<sup>th</sup> June 2021

Press Advert: N/A

### **Public Comments**

An objection has been received from the dwelling on the opposite side of the road, however, in a latter communication the objection was withdrawn. The neighbour was concerned that the side extension will block light that currently shines through the gap between properties into her front rooms – impact on the dwellings opposite shall, in any event, still be considered in the determination of this application.

## **OFFICER COMMENTS**

### **Principle of Development**

The applicant's property is in Cookshill which is listed at Local Plan strategy policy SS9 as a 'smaller village'. The Local Plan strategy for the 'smaller villages' is to only provide for appropriate development which enhances community vitality or meets social or economic need which would reflect and enhance the setting and character of the village. This might include development that enlarges or alters a dwelling to meet the needs of a householder, providing the development complies with design Policy DC1 and the SMDC design guide and protects and enhances local distinctiveness.

### **Design and Impact on Character and Appearance of the Area**

From the front the side addition would be conventionally compliant with the design guide – front stepped behind the original front elevation, less than half the width of the original dwelling, and a subordinate roof line. It would not compete with or detract from the character and form of the original dwelling or the other similar dwelling types in the row. It would respect local distinctiveness and comply with Local Plan policy DC1 in these regards.

At the rear, the dwelling is more concealed by boundary enclosure and landscaping that limit views from the adjacent public foot path. The continuity of a prevailing dwelling type is less apparent from this position given, in particular, the existing arrangement of rear extensions. From the rear therefore the proposed gable addition would site more comfortably on the rear elevation without having a dramatic impact on a prevailing character or local distinctiveness.



### **Amenity**

The adjacent dwelling at 95a is a detached property built in the 1990s, possibly built on land taken from the applicant's plot, its side wall flanks the boundary and it is built set back and behind the front of the applicant's property. On the boundary side of the neighbour's dwelling there is a ground floor garage and a first floor bedroom window above. Currently, horizontal outlook from this bedroom window, on a 45 degree plain, passes above the ground floor garage before it arrives at the first floor side wall of the original dwelling. This revised second attempt application improves on the previous proposal that would have introduced a deep section of first floor side wall very close to the edge of the neighbour's bedroom window. By omitting a forward gable projection from the front elevation and setting the front of the side extension behind the front elevation of the original dwelling by 600mm, the depth of side wall that would flank in front of the neighbour's bedroom window would be reduced. While a 45 degree sight line would still be obstructed to the side by the flank wall of the side extension, given that this bedroom is not a main or second bedroom, the improvement is considered to bring amenity and outlook afforded to this bedroom to acceptable levels.

The additions to the rear of the dwelling would not extend beyond the rear of the adjacent neighbour at 95a or the existing rear extension at the adjoining neighbour at 93. The rear of the dwelling backs onto open fields where there are no dwellings that might be affected.

The dwellings on the opposite side of the road, to the front, are 33m away, affording generous outlook, daylight and protection of privacy. The side extension at first floor would close a small gap between dwellings, but the very limited extent to which this might affect sunlight reaching the dwellings opposite will be dependent upon, and vary, according to the time of year and the time of day – overall this would not unreasonably affect the amenity of these neighbours opposite.

This would be compliant with the Council's Space About Dwellings guidance, which only attributes weight to 'principle windows', and complies with policy DC1 of the Local Plan.

### **Highway Safety**

The development would increase bedroom numbers from three to four, the original submission also omitted the garage space by altering and reducing its size to provide a shower room. That approach would leave parking provision with just one obvious parking space when adopted parking standards require three for a 4 bed property.

On request the applicant submitted an amended floor layout plan that reinstated the garage as a parking space, with the existing driveway space and the possibility of widening the drive or access in the future – it is considered that parking provision would be adequate given bedroom numbers

### **CONCLUSION / PLANNING BALANCE**

An acceptable design to provide householder development to meet the applicant's needs. No harm to character and appearance of the area or residential amenity, parking provision acceptable. Compliant with the local plan policies listed above.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 15/06/2021**

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**