

DELEGATED DECISION REPORT

SMD/2021/0001
Valid 24/03/2021

28 TEANHURST ROAD
LOWER TEAN

**CHANGE EXISTING DORMA
WINDOWS TO MODERNISE
AND INSULATE PROPERTY
TO 3 INDIVIDUAL DORMA
WINDOWS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Amenity

DESCRIPTION OF SITE

Modern detached dormer property on a corner plot. Modern cul-de-sac development to the rear and open countryside on the opposite side of the road

PROPOSAL

To replace existing flat roofed dormer to the front elevation with 3 pitched roof dormers

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Public Comments

None

Town / Parish Comments

Checkley Parish – none received

Severn Trent

No objections / conditions required

OFFICER COMMENTS

Principle of Development

Within the smaller village of Lower Tean which is washed over by open countryside where modest, well proportioned extensions are permissible. The dormers are a very minor addition and will replace an existing flat roof dormer and are therefore acceptable. .

Design

The proposed replacement of the flat roofed dormer with pitched roof dormers will improve appearance of the front of the property. Similar alterations have been carried out to other properties in the row. Therefore the proposal will be in keeping with the character of the area.

Amenity

The dormers will cause no greater overlooking or overshadowing of the neighbours than the existing dormer. The proposal will overlook open countryside on the opposite side of the road.

Highway Safety

No impacts identified

CONCLUSION / PLANNING BALANCE

For the reasons above the proposal complies with the relevant local plan policies as identified above.

OFFICER RECOMMENDATION : **Approve with conditions**

Case Officer: Lisa Jackson

Recommendation Date: 17th June 2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council