

DELEGATED DECISION REPORT

SMD/2021/0282
Valid 29/04/2021

7 BROOKSTONES
WHISTON EAVES LANE
WHISTON

PROPOSED SINGLE STOREY
EXTENSION AND STORAGE
SHED

(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 detached bungalow constructed of brick with a pitched roof covered in modern concrete roof tiles. The bungalow is sited on the eastern side of Whiston Eaves Lane and is set back from the road by an open-plan front garden and driveway. The bungalow is raised above the height of the road.

The bungalow forms one of three bungalows that are sited on this side of Whiston Eaves Lane that are all of a similar appearance and follow the same building line. Dwellings of differing ages and designs are positioned along the road to the north, on the opposite side of the road to the west, as well as to the rear. A Public Right of Way (PRoW) – Kingsley 97, follows a cut-through to the north of the application site.

The application site is located in the ‘smaller village’ of Whiston.

PROPOSAL

Full planning permission is sought for the erection of a single storey front extension, a front porch and a detached outbuilding located in the front/side garden of the dwellinghouse.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/06/2021

Neighbour consultation period ends: 01/06/2021

Press Advert: 16/06/2021

Public Comments: One comment was received from a property located elsewhere in the village that supported the planning application. They consider the modern design, with large gable windows and materials, particularly the timber cladding/render, should be promoted and used more widely in the District to offer more diversity in the buildings in the area.

Town / Parish Comments: Kingsley Parish Council support the planning application subject to there being no obstruction or encroachment onto FP97.

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

Peak & Northern Footpaths Society: PROW is close to, but outside, the proposed site. Use of the PROW and the safety of users must not be affected by the development, nor during the work taking place.

Ramblers Association: Footpath Kingsley 95 runs close to the boundary of the proposed development. Care must be taken to keep the path open during and after completion of work.

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 'smaller village' of Whiston, as identified by Local Plan policies SS2 and SS9. 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. In terms of alterations it states that *'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'*.

Single Storey Front Extension

It is proposed to erect a single storey extension to the front of the dwellinghouse. It will project 4.5 metres into the front garden, will be 3.8 metres in width and have a pitched roof with the gable facing towards the road. Due to the sloping nature of the front garden, the eaves height will be a maximum of 3.3 metres and the ridge height will be a maximum of 4.6 metres. The extension will be positioned immediately outside the existing integral garage to the north of the dwellinghouse, with the remainder of the garage behind converted into additional living accommodation. The extension, together with the garage conversion, will be utilised as an additional living room, a shower room and a utility. The extension will have a large glazed window with feature glazing above within the front gable, whilst 1no. window will be positioned in either side elevation. The extension will be constructed of brick beneath ground floor level, whilst the remainder of the structure will be rendered, with the northern side elevation also incorporating vertical timber cladding.

Due to its siting on the front elevation of the bungalow and its projection 4.5 metres into the front garden, the proposed extension will appear prominent and alter the original linear design of the existing bungalow. It will be contrary to the Design Guide SPD that requires extensions to be subordinate to the existing dwellinghouse and set back from the building line. The proposed materials would also be incongruous to the character and appearance of the existing bungalow as neither render nor timber cladding currently feature on the existing bungalow. The window within the front gable of the extension is out of proportion with the existing windows in the front elevation of the existing bungalow and does not reflect their existing design. Overall, the design of the proposed front extension is not considered to reflect the character or appearance of the existing dwellinghouse.

The bungalow forms one of a row of three bungalows that were constructed at the same time and therefore they have a similar design and materials. The 3no. bungalows also follow a defined building line. The proposed extension will project forward of this building line and will appear prominent within the street scene. Whilst it is acknowledged that the buildings to the north of the application site have a building line that is further forward, this part of the street is different in age, character and appearance and the bungalows have an open-plan front garden devoid of development. None of the bungalows utilise render or vertical cladding as part of their palette of materials. Such materials are also out of keeping with the local vernacular which comprises mainly gritstone, with some brick. Timber boarding and render do not enhance the local distinctiveness of this upland Moorlands area. The adopted Design Guide SPD states "*there is no tradition of external timber boarding in Staffordshire Moorlands.*" It is for these reasons that the proposed extension will appear incongruous in the street scene and have a detrimental effect on its character and appearance.

Detached Shed

It is proposed to erect a detached shed that will measure 4.5m x 3.7m with an angled northern side elevation that will follow the angle of the property's side boundary. The shed will be constructed of vertical timber cladding and have a flat roof with an overall height of 3 metres. The flat roof will comprise a living 'green' roof. Double doors will be positioned in the southern elevation of the building and a path will be constructed to gain access to it. The building will be sited within the front/side garden of the dwellinghouse and will be sited forward of the bungalow's front building line. Due to the sloping nature of the land, a level base will be constructed on which the building will be sited. As with the proposed extension, due to the siting of the building forward of the defined building line and its scale, it will be a prominent feature in the street scene. The use of vertical timber cladding is incongruous with the character of the street scene and as noted above is discouraged by the design guide as being inappropriate in the Moorlands area. Flat roofs are not a feature within the street scene and therefore the design of the proposed building will not reflect the local vernacular. It is for these reasons that the proposed shed will appear incongruous in the street scene and have a detrimental effect on its character and appearance.

Porch

It is proposed to erect a porch across the front door of the bungalow. The porch will comprise an open-sided timber structure with a pitched tiled roof. The overall height of the porch will be 3.1 metres and it will have a floor area of 2.1 metres. Although not a feature of the existing bungalows, it is acknowledged that a similar porch could be erected as permitted development and therefore no objection is raised to this aspect of the development.

Conclusion

For the reasons outlined above, it is considered that the proposed single storey front extension and the detached shed will appear incongruous and prominent within the street scene and have an adverse impact on the character and appearance of the existing dwellinghouse due to their siting, scale, design and proposed materials. These aspects of the development are considered contrary to policy DC1 of the Local Plan (2020), the Design Guide SPD 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 front extension will not directly face the dwellinghouse on the opposite side of Whiston Eaves Lane (No. 16) and a separation distance of over 25 metres will be maintained. The proposed shed will comprise non-habitable floorspace with no windows proposed and the proposed porch is small in scale. The proposed development will therefore not have a detrimental effect on the amenity of No. 16 Whiston Eaves Lane.

The proposed development will be sited on the opposite side of the plot from the adjacent bungalow located to the south, No. 9 Whiston Eaves Lane; the extension and porch will comply with the 45-degree guideline; and the window within the side elevation of the proposed extension will be a secondary window and will directly face No.9's front garden that is already overlooked from the street scene. The proposed shed will not be visible from No. 9 as it will be obscured by the proposed front extension. The proposed development will therefore not have a detrimental effect on the amenity of No. 16 Whiston Eaves Lane.

The dwellinghouse to the north of the application site is 'West View' (No. 5 Whiston Eaves Lane). A PRoW separates 'West View' from the application site. A conservatory has been erected on the side elevation of 'West View'. The proposed development will be sited behind the conservatory (further to the east) and due to the scale and siting of the proposed extension and shed southeast of the conservatory, they are not considered to adversely affect the amenity of 'West View'.

The property to the rear of the application site, 'Sans Souci' (No. 2 Black Lane) is sited at right angles to the dwellinghouse at the application site. The siting and scale of the proposed shed and extension will ensure that they do not adversely affect the amenity of this property.

It is for these reasons that the proposed development will not have a detrimental effect on neighbouring amenity and it 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.

Off-street parking was previously provided by an integral garage and a driveway that can accommodate 1no. vehicle. However, it appears that part of the integral garage has been previously converted to additional living accommodation. The proposed development will result in the conversion of the remainder of the integral garage to living accommodation and the proposed front extension will be sited on the bungalow's existing driveway. The space available on the remainder of the driveway will not comply with the minimum size for a parking space. The bungalow has 3no. bedrooms and therefore 2no. off-street parking spaces are required to be provided within the application site in order to comply with the Parking Standards outlined at Appendix 2 of the Local Plan (2020).

The 'Proposed Floor Plan' drawing indicates alterations to the front garden to create new steps/a path to the front door, but no provision has been provided for the required parking spaces. The dwellinghouse has a garden to the front that is separated from the road by a wide grass verge that is outside the curtilage of the dwellinghouse and does not fall within the ownership of the applicant. In order to create the required number of parking spaces, the front boundary wall will need to be removed, as well as some of the existing landscaping. It will also require some excavation of the front garden as it is currently raised above the grass verge by approximately 0.5 metres.

The provision of 2no. off-street parking spaces could usually be conditioned to be submitted via a plan to be approved by the Local Planning Authority and the work completed prior to the use of the development approved. However, in this instance, the provision of the parking would require works to the grass verge that fall outside the applicant's ownership and notice hasn't been served on the owner of this land. It is therefore not possible to condition such works, as it is not known whether the condition could be fulfilled.

Insufficient information has therefore been provided to ascertain whether the required 2no. off-street parking spaces could be provided within the application site. Without this parking provision, the development will be contrary to Appendix 2 of the Local Plan (2020), as well as policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

The proposed development will not have an adverse effect on neighbouring amenity and no objection is raised in respect of the proposed porch. However, the siting, design and materials of the single storey front extension, forward of the building line

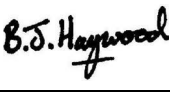
will result in a prominent and incongruous feature that will adversely affect the character and appearance of the existing dwellinghouse and the street scene. In addition, the detached shed will result in a prominent and incongruous feature within the street scene due to its siting forward of the building line, its design and materials.

As such the application is recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Ailsa Berry

Recommendation Date: 22/06/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council