

DELEGATED DECISION REPORT

SMD/2020/0380
Valid 29/06/2021

8 MAYFAIR AVENUE
IPSTONES

**PROPOSED ERECTION OF
FRONT PORCH AND SINGLE
STOREY SIDE EXTENSION**

(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 two-storey semi-detached dwellinghouse constructed of brown brick with a pitched tiled roof. The dwellinghouse is set back from the road with a front garden and driveway. The dwellinghouse is located on a residential street that comprises similar semi-detached properties that have been extended and altered in a variety of different ways. The application site is in the Development Boundary of Ipstones.

PROPOSAL

Full planning permission is sought for the erection of a single storey front and side extension.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1984/0082 Extension to form larger kitchen and replacement garage
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 03/08/2021
Neighbour consultation period ends: 23/07/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Ipstones Parish Council agreed to support approval of the application subject to a condition being added that the boundary wall between No 8 and No 6 is stabilised. (The drive of No 6 is several feet lower than No 8). If the boundary wall is not stabilised it could put it at risk of becoming unsafe or collapsing.

Officer comment: This is a civil matter between the two parties and is not a material planning consideration.

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

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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 (2021) 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 (2021).

The dwellinghouse is located within the Development Boundary of Ipstones; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in villages are 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 130 of the NPPF (2021) 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 Guide 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 extend two metres from the front elevation of the dwellinghouse, with steps protruding an additional 60cm. The extension will occupy the southern half of the front elevation of the dwellinghouse and will extend 1.4 metres into the property's side garden/driveway. The extension will then return down the side of the dwellinghouse, extending to approximately $\frac{3}{4}$ of the original side elevation of the dwellinghouse. A gap of approximately 1.4 metres will be maintained between the proposed extension and the shared boundary with No. 6 Mayfair Avenue to the south. The extension will have a hipped roof that will adjoin into a pitched roof canopy above the existing front ground floor window.

Porches to the front elevation and canopies above the ground floor front window are common features within the street scene with the attached dwellinghouse (No. 10) having both and the adjacent dwellinghouse (No. 6) having a porch. The provision of such an extension is therefore not considered to have a detrimental effect on the character or appearance of the street scene.

The proposed extension will be small in scale and subordinate to the existing dwellinghouse. The roof of the proposed extension will utilise tiles to match, with the walls of the extension proposed to be rendered. The existing dwellinghouse does not have render within its palette of materials and neither does any of the dwellinghouses within the street scene. The use of render to the walls of the proposed extension will therefore be out of character with both the existing dwellinghouse and the street scene. To overcome this concern, a condition should be attached that requires the extension to be erected of brick to match the existing dwellinghouse. Subject to such a condition, the proposed extension will comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

Local Plan policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No. 6 Mayfair Avenue is located to the south of the application site and comprises a similar two-storey semi-detached property. No. 6 is located on a slightly lower ground level than the application site and is set behind the front elevation of No. 8. No. 6 has been extended to the front elevation with a porch. Only secondary windows and 2no. doors are located in the side elevation of No. 6. The proposed extension will comply with the 45-degree guideline in respect of No. 6. 2no. windows are proposed within the side wall of the proposed extension that will serve a WC and a rear porch; non-habitable windows. A gap of approximately 1.4 metres will also be maintained between the proposed side elevation and the shared boundary with No. 6. Due to the siting and scale of the proposed extension, it is not considered that it will adversely affect the amenity of No. 6 Mayfair Avenue.

No. 10 Mayfair Avenue comprises the attached semi-detached dwellinghouse. No. 10 has been extended with a two-storey side extension, front porch and a canopy above the ground floor front window. The proposed extension will comply with the 45-degree guideline in respect of No. 10. 1no. window will face towards No. 10 however, this will be a secondary window serving the front porch. The proposed extension, due to its siting and scale, will not adversely affect the amenity of No. 10 Mayfair Avenue.

The proposed extension will comply with the separation distances outlined within the 'Space About Dwellings' SPG in respect of the dwellings to the front and rear of the application site. The proposed development will therefore not adversely affect the amenity of these properties.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

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 proposed extension will not result in an increase in the number of bedrooms at the property. However, the proposed extension will extend into the existing driveway, restricting the amount of space for the parking of vehicles. The submitted Block Plan (although omitting the provision of the proposed steps up to the front door) demonstrates that sufficient space will be maintained for the parking of 2no. vehicles (with the steps included). The proposed development will therefore comply with the Parking Standards outlined at Appendix 2 of the Local Plan (2020).

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 (2021).

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), the Design Guide SPD, the Space About Dwellings SPG and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 23/08/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council