

DELEGATED DECISION REPORT

SMD/2021/0434
Valid 29/06/2021

206 NORMA DRAYCOTT
OLD ROAD
DRAYCOTT

DORMER EXTENSION TO
FRONT ELEVATION AND
UPVC CONSERVATORY TO
REAR ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character and appearance of the area.
The impact on residential amenity

DESCRIPTION OF SITE

The site is on the edge of the built-up part of Draycott village comprising a semi-detached brick and tile bungalow which is within a long row of similar dwellings facing Draycott Old Road to the north-east. Despite the suburban nature of the area, this part of the village is in the Green Belt. There are other dwellings to the rear of the site to south-west and there is open land opposite the site to the other side of the road to the north-east.

PROPOSAL

This is a householder planning application for a rear conservatory and a large front dormer on the roof, facing the road, which would allow first-floor rooms to be formed, reached by a proposed internal staircase. A bedroom would be provided in the dormer and a small bathroom window added in the side gable and a rooflight serving another first-floor bedroom would be placed in the rear roof-slope. The scheme would turn a one-bedroom bungalow into a three-bedroom chalet-style dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.8.21

Neighbour consultation period ends: 18.8.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Severn Trent Water

No objection.

OFFICER COMMENTS

Policy SS10 requires strict control over inappropriate development in the Green Belt. The NPPF in Section 13 lists the forms of development which are not exceptionally deemed to be inappropriate and this includes the enlargement of buildings providing this would be disproportionate in relation to the original building. There have been no previous enlargements to the dwelling and although the bungalow can be described as very small, the proposed dormer and conservatory would not result in a disproportionate enlargement as clearly less than half the volume of the dwelling would be added as extensions and no part of the extensions would exceed the height of the dwelling. It is therefore considered the overall proposal would not amount to inappropriate development in the Green Belt and is therefore acceptable in principle.

The conservatory is of an appropriate size and design and the proposed eaves would not exceed the eaves height of the bungalow and would not detract from the overall scale and form of the dwelling. The materials would be in keeping with those of the bungalow. A number of other nearby bungalows on this stretch of road have also had conservatories added of a similar form, scale and design and so this would not be out of keeping with the area. It would also be well screened from the road. In terms of residential amenity, the side wall facing the north-west would comprise entirely of brick and so would not lead to overlooking affecting the property to the north-west. It would also not break any 45 degree lines measured from the main back windows of that property and although there are side windows, these are small secondary windows where light into them is already affected by being under a car

port canopy. With regard to the attached bungalow to the south-east side, there would be proposed glazing facing this property but this also has a conservatory a similar distance from the side boundary with glazing facing the site, so any overlooking between the two properties would be mutual and not harmful. Furthermore, the existing boundary fence provides protection against most overlooking especially from a sitting position. Due to the significant gap between the conservatory and the side boundary, there would be no break of the 45 degree lines measured from the back windows of that neighbouring property. With regard to the property at the rear, a distance of 27 metres would be maintained between the conservatory and the rear dwelling and would not lead to any light or privacy issues affecting that property. Overall, the conservatory comply with the Council's Space About Dwellings guidance and would not harm the residential amenities/living conditions of neighbouring dwellings by way of loss of light provision or privacy.

With regard to the front dormer, this would change the appearance of the bungalow due to its size as it would take up a large amount of the front roof. Normally, such large front dormers would be resisted for this reason. However, several large dormers have been added to the front roof slopes of nearby bungalows along this stretch of road, some of which are larger than the one proposed. The proposed dormer would therefore not harm the current street scene and is therefore not out of keeping with the character and appearance of the area. The dormer windows would face open land and not dwellings and would not break any 45 degree lines of neighbouring windows. The proposed side bathroom window would not overlook other windows or neighbouring gardens. The rear rooflight would overlook the rear garden of the attached dwelling but this can be added under householder "permitted development" not requiring planning permission. The proposed dormer would therefore also not harm the visual or residential amenities of the area.

There is sufficient off-road parking for at least two cars on the current driveway and this is in accordance with Council parking standards for 3-bed dwellings.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt and would not harm the visual or residential amenities of the area. The proposal would comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 24.8.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council