

DELEGATED DECISION REPORT

SMD/2021/0373
Valid 07/06/2021

36 ROOKERY CRESCENT
CRESSWELL

**PROPOSED TWO STOREY SIDE
EXTENSION INCLUDING
DEMOLITION OF EXISTING
SINGLE STOREY SIDE
EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development (open countryside);
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage.

DESCRIPTION OF SITE

The application site is 36 Rookery Crescent which consists of a semi-detached, two-storey dwelling sat within a generously sized and roughly wedge-shaped domestic curtilage. There is a garden and patio area at the rear of the house and a good sized, off-road parking area at the front. Boundaries are marked by hedgerows and panel fencing. There are dwellings surrounding three sides of number 36. The front of the property faces towards the road, beyond which there is an oval shaped area of grassland. Although number 36 forms part of a well-established and recognisable residential area, the house does not lie within any settlement boundary. For the purposes of planning policy consideration, the property is located within the open countryside (not Green Belt).

PROPOSAL

Two-storey side extension with hipped roof, constructed with facing brickwork and plain clay tiles. Together with internal alterations, the ground floor of the proposed extension would provide a room labelled as a snug/gym and a separate kitchen. The first floor extension would provide a bedroom, ensuite and a separate bathroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/08/2021.

Neighbour consultation period ends: 05/07/2021.

Public Comments: No representations received during the statutory consultation period.

Severn Trent Water: No objections.

Draycott Parish Council: No objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside, but does not have a Green Belt designation. The application therefore triggers consideration of policy SS10 (Other Rural Areas Strategy) of the Local Plan along with the adopted design SPG and SPD documents. Relevant to this application is the part of policy SS10 which states that there can be support for 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' There are no objections in principle to a domestic extension within this open countryside location, subject to compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, neighbour amenity, highways/parking and drainage.

Design and visual impact

The existing projecting gable with its principal doorway is the main feature of the dwelling, the extension does not compete with this arrangement; the lower ridgeline and recessed front walls result in a subordinate extension/relationship with the existing dwelling. The proposed use of matching bricks and tiles is welcomed. No objections to extension design.

There are no concerns regarding visual impact beyond the application site. Whilst this area is technically designated as 'open countryside,' the surrounding residential development results in the feeling of the dwelling being located within a more built up area. There are many surrounding houses and a side extension at number 36 would not result in any open countryside or street scene harm. The domestic curtilage is large, the extension will not result in over development.

Neighbour amenity

There are no neighbour amenity objections. There are houses to both sides of the application property and also to the rear. There are no concerns regarding the attached dwelling as the extension does not project to front or rear. There is a separation distance of approximately 31m (at the closest point) between the proposed extension and the dwelling to the rear (71 Sandon Road). The application property and 71 Sandon Road are both two-storey dwellings and no one-way overlooking will occur.

The dwelling to the south-west (number 37 Rookery Crescent) is positioned at an angle with the application property. There are no windows within the side walls of the proposed extension and therefore no face to face window relationship will occur. There is sufficient separation distance between the two dwellings including intervening driveways to avoid any overbearing impacts. The extension is located to the north of the windows into the rear elevation of 37 so no loss of direct sunlight will occur, and given the separation and ability of light to pass between the corners of the buildings, any shadow is unlikely to reach rear windows. Whilst the extension will be seen from the neighbour's house (number 37), it will not result in any material planning objection. It is noted that no representations have been received from any neighbouring dwelling.

Parking

The proposed extension would result in a small area of tarmac driveway being lost. However the area in question is to the side of the flat roof side extension and is currently used as a bin storage area. It (space at the side) is unlikely to be used for parking due to the generous amount of hardstanding at the front of the house. Once extended, the dwelling would have 4 bedrooms meaning that 3 off-road parking spaces are required, the size of the drive means that the requirement can be met.

Drainage

Severn Trent Water (STW) have confirmed they have no objections to the applicant and that they do not require any drainage conditions to be applied. STW state there is a public foul sewer and a surface water sewer within the application site and provide information for the applicant with regards to this fact. In the event of planning permission being granted, it is recommended that the STW information should be added to the decision notice as an informative note.

CONCLUSION / PLANNING BALANCE

That planning permission is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 27/8/2021.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council