

DELEGATED DECISION REPORT

SMD/2021/0435
Valid 02/07/2021

CHESTNUT CORNER OLD
LANE
CHECKLEY

PROPOSED REAR AND SIDE
SINGLE STOREY EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

This application relates to a detached bungalow located on a corner plot within a linear form of development in open countryside. The immediate locality comprises properties of varying age and character. Landscaped gardens are located to the side and rear and on-site parking is located forward of the dwellinghouse.

It features two single storey extensions on either side of the property, serving a lounge on one side and the other a single garage. There is also a detached make-shift storage building made of repurposed timber to the rear of the property.

PROPOSAL

Planning permission is sought for a flat roof side and rear extension. It will replace the single garage and will be set back approx. 6m from the principle elevation to accommodate a large kitchen/ dining room with utilities.

The extension will use materials that match the existing.

The applicant also seek to install a rear dormer window. This element shown on the proposed plan has not been included in the description of the development and could be done under permitted development. The dormer will not be assessed as part of the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS9 – Smaller Villages Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 06/08/21

Neighbour consultation period ends: 29/07/21

Press Advert: N/A

Public Comments

Neighbour comments	No neighbour representative received
Parish Comments	None received
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

Policies SS2 seek to focus future growth within the settlement boundary for Checkley and to strengthen its role as a service centre.

The application site does not fall within the Checkley Village Development Boundary. As such development is restricted to that which, amongst others, meets an essential local need, which includes extensions to existing dwellings provided they are proportionate in scale and design and do not have a detrimental impact on the character of the rural area, in accordance with policies SS2.

Design

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.

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated, whilst aiming to add to the overall quality of the areas in which they are situated.

The immediate locality is characterised by properties of varying type and age and as such, there is no strict sense of uniformity within the streetscene. The proposed extension will not relate to the host dwelling however, as it will be substantially setback from Old Lane and replace an existing floor roof garage of a similar height, the scheme would not appear overly prominent to warrant a refusal on this basis.

In terms of scale and mass, the extension would amount to a generous floorspace that will be noticeable when viewed by Uttoxeter Road to the rear of the property. It is considered by virtue of the overall design and siting of the development, the

extension will not appear disproportionate to the host dwelling. The proposed extensions would sit comfortably within the plot and remain sympathetic in stature.

The flat roofed design is perhaps somewhat unfortunate. If it was not visible from the rear there would be no concern whatsoever but it will be seen from Uttoxeter Road. The rear extension would be seen from the Uttoxeter road which is not helped by its position that makes $\frac{3}{4}$ of property so exposed from this road.

However, the application site gradually slopes down from Uttoxeter Road and there is a good distance from the houses fronting Uttoxeter Road to those on Old Lane so on balance, the bulk and design of the extension when viewed from this road wouldn't appear so stark due to the slope and could be read as two different streets with their own design and appearance. There is a precedence of rear extensions along this road from the applicant's site that doesn't correlate with the houses itself. It is further noted that there is an existing flat roofed side extension to the property, and that a flat roofed extension to the rear, which did not wrap around could added under PD. On this basis, whilst the flat roofed extension is not ideal in design terms, it is not considered on balance that a refusal on design grounds could be sustained. This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned to the east of the site and will not face any direct neighbours which is helped by its corner plot location. Given the position of the extension and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbours as the new windows serving the dining/ kitchen room will look onto the public street-scene and would sit at the furthest point of the site.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking for two cars when parked behind on another. It is recognised that the development will create a loss of parking owing to the removal of the integral garage however on balance, the setback of the extension will still allow for two cars, if not more space, for off road parking to the side of the property. From this, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

The footprint of the extension will overlap the make-shift storage that is currently there. This was queried by the case officer. The applicant seek to remove this following consent of this application. Therefore in the avoidance of doubt, an informative will be added advising that the make-shift outbuilding is to be removed to be in keeping with the approved plans.

CONCLUSION

The development would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Lisa Li

Recommendation Date: 13/08/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council