

DELEGATED DECISION REPORT

SMD/2021/0431
Valid 05/07/2021

**GREENFIELDS SCHOOL
ROAD
BAGNALL**

**PROPOSED SINGLE STOREY
EXTENSION TO THE
PRINCIPAL ELEVATION AND
ADDITION OF A NEW FIRST
FLOOR DORMER BEDROOM
OVER**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design & the impact on the character and appearance of a Conservation Area.
- Amenity
- Highways

DESCRIPTION OF SITE

The site lies in the small village of Bagnall and can be described as being within the built-up confines of the village. It comprises a modern redbrick and tile detached dwellinghouse within a row of detached houses which face School Road. There is open land within the Green Belt to the rear. On the other side of the road, are further dwellings facing the road. The site is within a Conservation Area.

PROPOSAL

Planning permission is sought to increase the roof of the existing side extension to create an additional bedroom and create a front extension to provide a workshop/store. The existing 'family room' (behind the proposed) would be altered to incorporate stairs to the first floor bedroom. The front extension would project 2.2 metres to the front of the front wall of the current house by 4m alongside the side boundary of the property. It will feature a front-gable and a dormer window to the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS9 – Small villages strategy

DC1 – Design Considerations

DC2 – The Historic Environment

NPPF (Revised February 2019)

Sections 12 (Design) and 16 (Historic Environment).

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 06/08/21

Neighbour consultation period ends: 02/08/21

Press Advert ends: 11/08/21

Public Comments

Neighbour comments	No representative received
Town / Parish Comments	No objection
Environmental Health	No objection
Severn Trent waters	No objection subject to informatives
Conservation officer	No objection

OFFICER COMMENTS

Principle of Development

Local Plan policy SS9 identifies Bagnall as a 'Smaller Village' where there is support for development which can enhance community vitality and/or meets local social/economic need. As there are no 'in principal' objections to the application the material planning considerations are therefore those including impact to the Conservation Area, design, visual impact, neighbour amenity, whether there are any parking implications and drainage.

The proposal is in accordance with Policy SS9 of the Local Plan.

Impact to the Conservation Area

The site is in a Conservation Area. The Conservation officer was consulted and noted that it is a modern house in an area of very mixed character. The proposal will not have any detrimental impact on the character and appearance of the Conservation Area however, this application needs to be viewed in conjunction with a permission that was given at Mistra immediately adjacent the property, which was for a front extension for a garage which was eventually approved.

Having checked both applications, the front extension under this application seeks planning permission to extend 2.2m beyond the principal elevation whereas the adjacent neighbour's front extension extended out 8m; this is a large disparity. It is considered that this application would be a more appropriate scheme that concentrates much of the expansion within the roof of the side extension than the

front. From this, it would be in accordance with DC2 on Historic Considerations in the Local Plan.

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.

When considering the impact to the street-scene, the proposal will be clearly visible from the road nevertheless, would have an appropriate scale and projection that would not dominate the primary elevation and appear subservient to it. The front gable will stray from the horizontal linear form of the dwelling. However on balance, the applicant intends to soften the front gable addition by altering the lean-to porch to gable as well which will respect the same eaves and angled pitch. It would also have matching bricks and tiles. To the rear, the dormer window will not be visible from the street-scene.

In terms of its front projection, it would not be any closer to the road than the parts of other dwellings along this row of detached houses facing the road. There is a staggered formation along here. The proposal would therefore not upset any well defined front building line along this side of the road nor be out of keeping with the character of the built environment here.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Residential 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.

With regard to residential amenity, the replacement of the two windows to the front for a garage door will have no adverse impact to the front of the neighbouring dwelling. Similarly, the increased height of 1.4m will not affect the adjacent neighbours at Fulwood; there are no side facing windows in this property that would be affected. One new side window is proposed in the extension serving a WC which would face the blank gable of next door. The front projection is insufficient to cause any 45 degree issues from neighbouring principal windows. The dormer window to the rear will look out onto countryside and therefore, would not cause any overlooking or privacy issue but rather an opportunity to utilise the surrounding views from this spot.

In view of the distance to the property to the other side, and the dwelling on the opposite side of the road, no other amenity impacts are anticipated.

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

Parking

There is adequate space outside of the garage within the site to park at least three vehicles.

CONCLUSION

The proposal 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 : Approval

Case Officer: Lisa Li

Recommendation Date: 23/08/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council