

DELEGATED DECISION REPORT

SMD/2021/0450
Valid 13/07/2021

1 ST LEONARDS AVENUE
IPSTONES

EXTENSION AND
ALTERATIONS TO DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is the first house along St Leonard's Avenue, on a corner plot within the residential area of Ipstones. The site comprises of an elongated detached property with an attached single garage that fronts onto a driveway that can accommodate at least 2 cars onsite. It features a rear conservatory and large garden. The property sits on a lower part of the road which gradually slopes upwards towards the end of the cul-de-sac. The property is made up of brick-built with brown concrete tiles.

PROPOSAL

Planning permission is sought for a first floor extension above the integral garage. The extension will accommodate an additional bedroom with en-suite, accessed via the main dwelling. It will feature a gable roof as per the existing garage roof that will be removed together with one front window. The extension will have the same footprint as the garage below and have an eaves height of 4.4m from the front and ridge height of 7m.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

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

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1991/0845	CONSTRUCTION OF NEW CHIMNEY	08/03/1991 Approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 06/08/21

Neighbour consultation period ends: 05/08/21

Press Advert: N/A

Public Comments

Neighbour comments	No neighbour representative received
Ipstones Parish Comments	No objection
Staffordshire County Council Highways	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Ipstones. Policy SS8 focuses on larger villages serving and supporting their immediate surrounding rural areas and smaller villages. It seeks to ensure that development maintains their character and avoids over-development. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Paragraph 130 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.

With regards to the impact on the character and appearance of the area, the first floor extension above the attached garage would not appear prominent within the immediate neighbour. It is recognised that the first floor addition will sit forward of the main bulk of the dwelling however, the marginal projection would still appear in proportion with the dwelling and relate with the other half of the projecting part of the dwelling. The extension will also utilise the existing footprint that the site currently offers without compromising the overall bulk of the dwelling and will have a lower

ridge height than the host dwelling to remain subservient. The extension will also be partially screened by its mature hedging to the side and front boundary. The materials will match the existing. From this, it is recognised that careful considerations have been made to be in keeping with the overall street-scene and deemed visually acceptable.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

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

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) 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 above the attached garage and will feature one front window and two to the rear, serving a bedroom. 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 front window looks onto the public street-scene and to the rear, there is nearly 30m distance from Holmwood Lodge from window to window. With respect to number 3 to the east, although they have aside facing first floor window the extension would be set forward of the position of this window and therefore would have no direct impact on it.

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 road parking. The integral garage will remain together with the 2 parking spaces to the front of the property. County Highways were consulted and noted there is sufficient space within the curtilage of the property to accommodate parking for 3 vehicles. It is therefore considered the proposal will not have a detrimental impact on the adopted highway.

As such, 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.

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 : **Approve subject to conditions**

Case Officer: Lisa Li

Recommendation Date: 23/08/21

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council