DELEGATED DECISION REPORT

SMD/2021/0305 **Valid 14/06/2021**	**SANDSTONES TOMPKIN ROAD STANLEY**	**PROPOSED SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour Amenity
- Heritage – Stanley Conservation Area

DESCRIPTION OF SITE

A modern 20th century dwelling which lies directly within Stanley Conservation Area along Tompkin Road. The existing dwelling was built relatively recently in the mid 1980's and therefore of no historical significance and is of a conventional design finished chiefly in render with some use of stone, set below a tiled pitched roof.

PROPOSAL

A single storey extension situated to the rear of the existing property. All built of stone to match the stone used in the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS9 Smaller Villages Area Strategy – Stanley
DC1 Design Considerations
DC2 The Historic Environment
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

• Space About Dwellings SPG
• Design Principles SPG
• Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:
• Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1987/0276 – replacement of flat roof with pitched roof over lounge and hall

CONSULTATIONS

Publicity

Site Notice expiry date: 06/09/2021
Neighbour consultation period ends: 09/08/2021
Press Advert: 28/07/2021

Public Comments
None

Town / Parish Comments
None

SMDC Conservation Officer
No specific comments – unless required

Severn Trent Water
Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development

The application site is within the Stanley Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced. Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF. The application

building is not a designated heritage asset and nor is it judged of such significance that it should be considered a non-designated heritage asset. Any harm to the building aesthetic with impact on the Conservation Area would need to be assessed and the degree of harm to the Conservation Area character or appearance. Such concerns are much less in the case of the rear elevation of this property in relation to this specific proposal as the scope for noticeable public view is limited.

Design & Heritage

The proposal seeks to construct a single storey rear extension very much subordinate to the existing dwelling. There will be modern large glazed doors to the rear which will not overlook any adjoining dwellings. The proposed materials match those found in the locality and the lower portion of the building, and therefore will compliment the surrounding character of the conservation area. The rear elevation is not visible from the street scene and therefore, it is considered to be acceptable and compliant with local plan and national Policy. It is noted that there are other examples of rear extensions notably a conservatory to the rear of Wellcroft Cottage to the west. The extension would sustain the character of the conservation area and will not have an adverse impact to the significance of the conservation area as a heritage asset.

Amenity

The proposal would not be overbearing and would not have an adverse impact on the neighbours. Neighbour on both sides are positioned at a sufficient distance to ensure that there would be no harm to their amenities. There are no principal windows on the east or west elevations facing the neighbouring properties and there will be no adverse impact on privacy – in any event the elevation facing the adjacent neighbour to the west would have no windows. The extension is single storey and would not have an adverse impact on prevailing light reaching the neighbouring properties to either side.

Highway Safety

There would be no changes to the numbers of bedrooms and no reduction or impact on existing available parking.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval. There is no adverse impact on the character and appearance of the conservation area or the amenity of the neighbours.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 07.09.2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council