

DELEGATED DECISION REPORT

SMD/2021/0494
Valid 27/07/2021

23 OAKHILL CLOSE
UPPER TEAN

**PROPOSED EXTENSION AND
ALTERATIONS TO CHANGE
EXISTING FLAT ROOF
GARAGE TO A PITCHED
ROOF; ENLARGE THE
EXISTING FRONT PORCH AND
CREATE A LARGER KITCHEN/
DINER TO
THE REAR.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Neighbour Amenity
- Design

DESCRIPTION OF SITE

A semi-detached property on an estate with very similar properties, surrounded by other semi-detached homes.

PROPOSAL

A proposed extension and alterations to change existing flat roof garage to a pitched roof; enlarge the existing front porch and create a larger kitchen/ diner to the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

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.

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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 17/09/2021

Neighbour consultation period ends: 29/07/2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Severn Trent Water

As the proposal has minimal impact on the public sewerage system there are no objections to the proposals and do not require a drainage condition to be applied. Severn Trent Water advise that there is a public 150mm combined sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. It is advised to contact Severn Trent Water to discuss the proposals.

OFFICER COMMENTS

Principle of Development

The proposal is within the Larger Villages development boundary and therefore acceptable in principle subject to all other material matters. The dwelling house is located within the village of Upper Tean; a 'Larger Village' as identified by Local Plan policies SS2 and SS8. Extensions to dwelling houses in villages are considered

acceptable in principle as they accord with both local and national planning policy. In the case of the rear single storey extension this would in any event be PD being no more than 3m in projection off the original dwelling rear and no higher than 4m.

Design

The proposal is to use red brickwork and tiles to match those of the existing dwelling with roofing felt to the flat roof elements. The form and massing of the extension will not dominate the existing building. The tiles on the pitched front roof of the garage are to match that of the existing dwelling house, which will be in keeping with the surrounding area, with some of the nearby properties also having a similar pitched garage roof front.

Amenity

Due to the limited scope for public visibility no adverse public amenity impacts arise. The proposed porch 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. The proposed pitched roof to the garage would add to the overall height by a very limited amount and there are no principal windows in the side elevation of the neighbour that would be adversely affected.

With regard to the rear extension there are no principal windows on the east or west elevations facing the neighbouring properties and there will be no adverse impact on privacy. There may be some infringement of the 45 degree line from principal windows in the neighbour's rear elevation, especially the attached property. However, the extension is single storey and would replace an existing conservatory and noting that in any event the rear extension could be developed under PD is found to be acceptable.

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.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 21/09/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

