DELEGATED DECISION REPORT

SMD/2021/0466 **Valid 13/07/2021**	**39 WOODY END SCHOOL LANE CAVERSWALL**	**PROPOSED SINGLE STOREY EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Drainage
- Coal

DESCRIPTION OF SITE

Semi-detached, two-storey dwelling occupying a roadside location in the settlement of Caverswall. The dwelling has previously been extended, benefits from front and rear gardens and off-road parking. Land levels drop from the road in the direction of the rear boundary.

For the purposes of planning policy consideration, the property is located within a 'smaller village' and a low-risk coal development area. Although Caverswall does have a Conservation Area, the application site sits to the west and outside of the boundary. There are no listed buildings/structures or protected trees in close proximity.

PROPOSAL

Single-storey, flat roof rear extension to replace an existing flat roof building. The new accommodation (together with internal alterations) would provide an open-plan kitchen/dining area, new utility room and a sitting area. The application form states that matching brickwork is to be used.

It is noted that since initial submission of the application, the plans have been amended to propose a 6m long extension (with approx. 60cm roof overhang). The original scheme was for an extension to project approximately 8.5m (wall) with 60cm (approx.) roof overhang.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Caverswall Parish Council: No representations received within the statutory consultation period.

Severn Trent Water: No objections and no drainage conditions required.

OFFICER COMMENTS

Principle of Development
The application site is not located within any settlement boundary but does form part of the built up area of Caverswall. Local Plan policy SS9 identifies Caverswall as a 'smaller village.' The site does not lie within the Green Belt. There are no 'in principle' objections to a domestic extension at 39 School Lane Caverswall, with the acceptability (or otherwise) of the scheme resting on other material planning considerations such as design and visual impact, neighbour amenity, parking, drainage and taking account of the coal development area (low-risk).

Design and visual impact
The proposed extension would replace an existing flat roof extension at the rear of the house. Officer's expressed concerns about the initial scheme due to size and design. The first scheme was for a very large addition which was disproportionate to the depth size of the original house and related poorly due to the large expanse of flat roof surface.

The architect and the applicants have now revised the scheme to propose an extension which projects approximately 6m away from the house with the roof design adding approximately a further 60cm. There is some concern about the size of the extension, in particular the large flat roof. However the proportions of the enlargement relate better to the scale and depth of the main house and the applicants intend to build using bricks to match the existing house which is welcomed. It is noted that the current scheme now proposes an approximate 6.6m long extension (due to roof overhang). It is borne in mind that a 6m projection could be achieved under the Larger Homes Notification application route subject to no neighbour amenity objections. It is noted that this application has not raised any neighbour amenity objections and a very realistic fall-back position is the Larger Homes Notification route as the only alteration required would be the removal of the roof overhang.

The extension is at the rear of the house and will have no visual impact upon the street scene at all. Wider visual impact will be limited to immediate neighbours.

On the basis of the considerations above, it is concluded that the extension is acceptable in terms of design and visual impact for this particular site.

Neighbour amenity

The only neighbouring dwelling which needs to be considered is the attached property, 41 School Lane which has benefitted from a rear conservatory across the width of the rear wall. Reducing the size of the extension has improved any amenity impact and it is noted that no neighbouring principal windows will be affected. The plans demonstrate no breach of the 45 degree line from the rear of the conservatory. Given the PD fallback noted above, it is not considered that a refusal on amenity grounds could be sustained in any event. In the event of the application being approved, it is recommended that a neighbour informative note is added.

Parking

No parking issues arise as a result of this proposal. The development will not remove any current off-road parking facility and the scheme is not proposing any additional bedrooms, therefore the Local Plan parking standards consideration is not triggered.

Drainage

Severn Trent Water have no objections to the application and confirm they do not require any drainage related conditions. STW state that there may be a public sewer located within the application site. Drainage related information can be relayed to the applicant/developer via informative notes on the decision notice, in the event of planning permission being approved.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

That for the reasons outlined above in the report, the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 29/9/2021.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council