

DELEGATED DECISION REPORT

SMD/2021/0417
Valid 25/06/2021

CROSSWAYS STANLEY
BANK
STANLEY

DEMOLITION OF
CONSERVATORY AND
CONSTRUCTION OF
REPLACEMENT SINGLE
STOREY SIDE EXTENSION
AND CONSTRUCTION OF TWO
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the Character and Appearance of the Area

DESCRIPTION OF SITE

A large detached post war brick built dwelling - buff brick, plain tiled hipped roof, centrally located within a large square garden plot that is at a higher level above the road.

The existing property has been built technically perpendicular to the road, Stanley bank, so the main entrance 'front' door is on the side of the building. The house is orientated having the main roof running NE/SW, and the front door faces NW. The garden plot is around 1465m², and the house is within the eastern half of the garden furthest from the road. The side of the property has been previously extended(SMD/2004/0969) with a conservatory on the NE elevation, and a garage on the SW elevation, which is the approach from the roadside. The garden slopes up at the rear of the house.

PROPOSAL

This application is for the replacement of the existing conservatory on the NE elevation furthest from the road, with an orangery style extension and a two storey extension at the rear of the property providing an additional bedroom on first floor, and allowing the ground floor to be reconfigured to create an open plan kitchen.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS9 Smaller Village Strategy
- DC1 Design Considerations
- DC2 Historic Environment
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/01348/FUL Side Conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 23.08.2021

Neighbour consultation period ends: 23.08.2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Awaited

Conservation Officer

I don't propose to make any comments on this application unless required. The issues relate more directly to design of the individual building rather than any wider impact on the character and appearance of the Conservation Area.

OFFICER COMMENTS

Principle of Development

The site is within a 'smaller village' as defined by the Local Plan where strategy policy SS9 applies. These settlements shall provide only for development which enhances community vitality or meets a social or economic need. This could include well designed householder developer that meets the needs of a home owner, providing it relates well to the existing dwelling and the character of the area, with compliance with the other policies of the development plan.

Design Impact on Character and Appearance

The replacement of the existing conservatory with a brick built sunroom on the north east elevation, would be quite concealed from the roadside and the wider environment of the village and conservation. The replacement would be of the same size and similar form and it would have a neutral impact on the character and appearance of the building and the area.

It is the side, south west facing elevation of the dwelling where the lean to roof of a porch and garage run into a catslide with the main roof of the dwelling, that presents to and is most prominent from the road and the wider environment of the village and the conservation area.



The side elevation of the two storey gable addition would appear above the single storey roof ridge of the porch and the garage. The roof ridge of the extension would run at right angles to the ridge of the hipped roof at the rear, similar to the existing gable projection at the front. The addition would not appear significantly or prominently within the conservation area and neither the applicant's dwelling or those of the immediate neighbours are of any particular heritage value. The development would be set well back from the road and largely concealed by the form of the existing dwelling. The addition would relate well to and respect the scale and form of the original dwelling without detriment to the character and appearance of the area or the historic environment of the Conservation Area. There would be no conflict with policies DC1 or DC2 of the Local Plan or the terms of the NPPF.

Amenity

The two storey gable of the rear extension, containing first floor bedroom and ensuite windows, would extend to within 15m of the adjacent neighbour's blank facing end or side elevation. Outlook from these windows would be sufficient and the windows would not unduly overlook the neighbour's property because the development would be set down at a lower ground level and the existing boundary is leafy and mature with shrubs and trees.



On the north eastern side of the dwelling a fully glazed timber frame sun room/conservatory would be replaced with a brick and tiled roof single storey gabled addition of the same footprint and similar massing. The new structure would provide a sun room but within a more quality build with brick insulated walls and large areas of glazing that would give no more outlook than the existing conservatory. The new sun room would not introduce additional overlooking of the adjacent neighbour's property below. There would be no harm to the amenity of neighbouring occupants and no conflict with policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

Acceptable form of householder development. No harm to the character and appearance of the area or the historic environment, or the amenity of residential neighbours. There would be no conflict with the development plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 19/10/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council