

DELEGATED DECISION REPORT

SMD/2021/0567
Valid 25/08/2021

VALE VIEW HAZLES
CROSS ROAD
KINGSLEY

PROPOSED TWO-STOREY
FRONT & SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and the area

DESCRIPTION OF SITE

The residential property is a two storey red brick detached dwelling construction built in or around the 1950's and is set back from the road in a quiet road toward the edge of the 'larger village' of Kingsley. The green belt boundary follows the dwelling's rear garden boundary to the west and turns at right angles to the side of the second neighbouring dwelling to the north.

The dwelling is flat fronted with a roof ridge parallel to the road. Each gable end is bookended with a brick chimney and the dwelling has traditional double fronted proportions. It is of a similar design and size to the adjacent dwelling to the south, while the adjacent dwelling to the north is an older red brick two storey cottage.

The two dwellings further to the south are of a differing dwelling types, built in the 1980s. However, essentially, they are of a traditional red brick cottage design with steep roof pitch and brick chimney stack.

PROPOSAL

The new proposed two-storey front & side extension will create a new playroom, larger kitchen/dining room on the ground floor and a new master bedroom suite & 4th bedroom on the first floor for the property. The additional internal floor area created will be 51sqm on the ground floor and 51sqm on the first floor.
102sqm in total.

The new front & side extension to the property is to be a modern contemporary feel with rendered wall all round and traditional windows to the front of the property and a large feature aluminium framed window at the rear to take advantage of the unobscured countryside views.

All proposed materials are shown on the drawings and highlighted below.

Roof Tiles: To match existing roof tiles - Smooth Grey.

Walls: New extension to be Rendered – Champagne colour TBC.

Front Windows & Doors: White UPVC to match existing.

Rear Feature Windows: Aluminium Framed Glazing – Anthracite colour TBC.

Guttering & Downpipes to be: UPVC Black finish to match existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Staffordshire Moorlands Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/09/2021
Neighbour consultation period ends: 24/09/2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley Parish Council: No Objection

Severn Trent Water

The proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Mineral Authority

No comments to make.

OFFICER COMMENTS

Principle of Development

The site is in the 'larger village' of Kingsley where Local Plan strategy SS8 applies. Under the strategy these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas, to be achieved by, inter alia, increasing the range of available and affordable house types, including for first time buyers and families. Such provision could include support for the enlargement and alteration of a dwellinghouse to meet the needs of a householder.

However, the strategy also requires development to reflect and enhance each village's special character and heritage by protecting and enhancing the setting and historic

character of the village, including heritage assets. In these regards to be complaint with the strategy and the local plan in general, the development must be compliant, in particular, with design policy DC1 and the Staffordshire Moorlands Design Guide.

Design and Impact on the Character and Appearance of the Area

Local Plan Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should: be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance. The Design Guide 2018, guides additions to be designed so that they respect the dominance of the original building and be subordinate to it in terms of size and massing.

The proposal is to create a two storey side extension. However, rather than running in with the form of the original dwelling at a subordinate scale and height, the development would add, at the end and side of the original dwelling, a scale and form that would double its mass and footprint. The development would run at right angles to the form of the original dwelling to create a T-shaped footprint with large front and rear gables that would extend beyond and dominate the principle front and rear elevations. Moreover, at the front, a second gable would wrap across and conceal part of the original front elevation. To the rear, the two storey apex window in the rear elevation would be at complete odds with the proportion of the existing fenestration and the solid to void ratio on the existing dwelling. The proposed use of render as a dominant material would not relate well to the vernacular use of red brick within this area.

This form, design, scale and use of material would be at odds with and relate poorly to the character of the original dwelling and those of the dwellings in this locality that contribute to the overall character and appearance of the village. The development would be prominent within and dominate the street scene with subsequent harm to the character and appearance of the area.

Amenity

The development would provide a first floor balcony that would over look and have unreasonable vantage over the adjacent neighbours garden ay Blacksmith Farm, with detriment to their privacy and the enjoyment of their dwelling. Conflict with policy DC1.

CONCLUSION / PLANNING BALANCE

The development would not comply with local plan policies SS8 and DC1 or the requirements of the Design Guide. The additions would not respect the dominance of the original dwelling in terms of its design, scale and use of material. The proposed development would be harmful to the character and appearance of the host dwelling and the village because it would be prominent and at odds with, and relate poorly to, the prevailing character and appearance of the village and that of the original dwelling.

The development would have an unreasonable impact on the privacy of the adjacent neighbour and the enjoyment of their rear garden because it would introduce a first

floor balcony space that would overlook and have unreasonable vantage over their property. Contrary to policy DC1 of the Local Plan.

OFFICER RECOMMENDATION :

REFUSE

Case Officer: Ben Hurst

Recommendation Date: 20/10/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council