

DELEGATED DECISION REPORT

SMD/2021/0569
Valid 07/09/2021

25 SCHOOL LANE
CAVERSWALL

TWO STOREY SIDE AND
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is a two storey semi-detached dwelling on the west side of the street. The property features a hipped roof, canopy over front bay and the main entrance is to the side. The property is setback from the road and has a front driveway that can accommodate 3 cars in a linear form.

The adjoining neighbour, No.27 has a 3m mono-pitched, rear extension with a 2.5m conservatory to the rear of that, both are full width and are on the boundary to No.25.

PROPOSAL

Planning permission is sought for a two storey side and rear extension. The ground floor will be flush to the front and 2.9m wide, projecting by 3m at the rear. The upper floor will be the same width but be set back from the front elevation by 0.4m with canopy over ground floor and will project 2.1 at the rear, again with canopy over ground floor. The roof is to be hipped to match the existing roof and there will be a rear hip to accommodate the extension.

The extension will use materials that match the existing.

Planning permission was granted in 2014 for the same proposal that is being considered. The proposed development was not implemented and therefore this consent has expired. This is a resubmission for the same development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2014/0540	Two storey side and rear extension	Approved 04/11/2014
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CONSULTATIONS

Publicity

Site Notice expiry date: 22/09/21

Neighbour consultation period ends: 01/10/21

Press Advert: N/A

Public Comments

Neighbour comments Two neighbour representations received

- Support, no objection

Cavershall Parish Comments No objection

Staffordshire County Council Highways No objection subject to condition

OFFICER COMMENTS

The application site lies within the “smaller village” of Caverswall as defined by Policy SS9. Within this area, appropriate development which enhances community vitality or meets a social or economic need of the settlement will be supported. Accordingly, it is considered that the general principle of development is acceptable. The determining factors to take into account in this case would be the impact upon the character and appearance of the area, the impact upon the neighbouring amenities and parking.

Design

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed extension respects the original house and the guidance contained within the Design Guide SPG which requires a set back from the front elevation and drop in ridge height to maintain a subservient appearance of extension, preserving the original form of the house. This has been achieved satisfactorily and the inclusion of canopies adds interest and contains the general feature of surrounding houses. It is noted that the adjacent neighbour at number 23 has a two storey side extension which has a set back further from the front elevation. The design respects the street scene and will have minimal impact to the nearby Conservation area, the

boundary of which lies on the opposite side of School Lane. Overall the extension would not harm the setting of the conservation area.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

In terms of the two storey rear extension, it is considered that the handed property's outlook and light into the nearest windows to the extension, serving the bedroom, will be maintained as the projection of the extension allows a 45 degree line of sight from the centre of the neighbours nearest habitable window. This is advised in the Design Principles SPG and therefore, the proposal will not result in a significant loss of amenity. The depth of the rear extension would align with the neighbour solid built extension, with the conservatory projecting beyond the rear elevation of the proposed extension.

The neighbour at number 23 is positioned at a sufficient distance to ensure that the rear extension would not harm to the amenities of this neighbour. Although the extension to number 23 has a small ground floor window in the side elevation of its extension, this window is obscure glazed and therefore unlikely to serve a habitable room.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking for 3 cars, one in front of the other. The submitted plans show the proposal will increase the property's floor plan from 2 bedrooms to 4 bedrooms. For a property of 4 bedrooms, 3 parking spaces are required. It is demonstrated from the parking plan provided that the applicant seeks to extend the driveway to accommodate 3 cars following a loss of a parking space as a result of the two storey extension. This would meet Staffordshire Moorlands Parking Standards. Staffordshire County Council Highways have raised no objection subject to a condition to ensure that the driveway proposed will be bounded by hard materials. To ensure the proposal meets the parking standards, the applicant is required to extend the driveway prior to first occupation. As such, the proposal will not have a detrimental impact on the safe operation of the adjacent highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 15/11/21

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council