

DELEGATED DECISION REPORT

SMD/2021/0600
Valid 14/09/2021

5 BADGERS HOLLOW
CHECKLEY

SINGLE STOREY REAR
EXTENSION FORMING
ENLARGED KITCHEN/DINING
ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 5 Badgers Hollow, a detached, two-storey, red brick and tile dwelling occupying visually prominent roadside location near to the entry to the Badger's Hollow residential development. The dwelling benefits from an attached garage and off-road parking at the front of the house. There is amenity space to the front and rear and boundaries are marked mainly by timber fencing.

The site is on the outskirts of Checkley Village. It is outside of any development boundary but not within the Green Belt. The site does not sit within any Conservation Area and does not contain any Listed Buildings/structures or protected trees.

PROPOSAL

Single-storey, side/rear extension to provide an enlarged kitchen and dining area. The existing dining area would then become a sitting area. The extension would have a pitched roof, rooflights, outwards opening French doors and small side window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas 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
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

86/00031/OLDDC Proposed housing development. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

One letter of representation received raising concerns about the application, the contents of which can be summarised as follows;

- concerns over the amount of light that the proposed extension will block from some of the windows.
- Although it is a single storey extension, the fact that it extends beyond the back of the existing building, the height of the new roof and the proximity from our existing building causes us to be concerned about the amount of light that this will take away from our downstairs windows/door – we have a door which is half glass and a window on the side facing the proposed extension and a window facing our back garden which we are concerned may be affected by the proposed extension.

Checkley Parish Council: No representations received during the statutory consultation period.

Severn Trent Water: No comments received.

OFFICER COMMENTS

Principle of Development

The application site is located within the village of Checkley, a smaller village as identified within policy SS9 of the adopted Local Plan. The property forms part of a larger residential development to the north-west of Checkley village centre. There are no in principle objections to the application subject to satisfying other material planning considerations including design,

visual impact, neighbour amenity and whether the scheme would impact upon parking provision.

Design and visual impact

There are no objections to the design of the proposed extension, it would sit to the rear of the existing attached garage and would result in a twin-gable arrangement. Rooflights, windows and French doors would be inserted, the plans showing that facing brickwork and tiles would match those of the existing house. The extension would sit comfortably against the existing house and would have a secondary/subordinate appearance. The use of the twin gable/central valley arrangement means that the roof is lower than would otherwise be the case had the applicant opted for a wider gable (and resultant higher ridge) to encompass the extension with the existing garage.

There are no wider visual impact concerns. The extension is located at the rear of the house and will not have any significant street scene impact.

Neighbour amenity

There are no amenity issues in respect of properties to the south, south-east or east (rear) of the application site due to the separation distances and position/orientation of the dwellings. The property most likely to be affected is number 3 Badgers Hollow. It is noted that a letter of concern has been received from the occupants of number 3, the details of which are presented above, within the consultations section of the report.

The site visit confirmed that there are a number of windows and a doors within the side wall of number 3 Badgers Hollow, which face directly towards the shared boundary and the side wall of the proposed extension. None of the facing windows/doors are principal openings and therefore are not protected in terms of the Space About Dwellings standards. A history search on number 3 Badgers Hollow, reveals an approved application (12/00792/FUL) which shows that the approved openings did not serve principal rooms. There is some discrepancy between the approved plan and the location of the windows/doors, in that additional windows have been installed on the side elevation, however the rear window is shown to serve a utility room (not a principal room). In any case, the proposed extension is not large or close enough to result in any adverse overbearing impact to the extent of warranting a refusal. The extension would be positioned 1m from the common boundary which is formed by a 1.8m close boarded fence, and 2m from the side facing windows of the neighbour. Taking into account the location of the windows which serve non habitable rooms, the distance and presence of the boundary fence, it is considered that there would be no harm to the amenities of the neighbour. There is no breach of the 45 degree line in respect of the neighbours rear facing window closest to the application site. The upper floor side facing window will not be affected due to its height.

Parking

The application does not propose any additional bedroom space, therefore not triggering consideration of the council's parking standards. The extension is shown to be at the back of the house and would not result in any parking space being built upon.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions. There are no 'in principle,' design, visual impact, neighbour amenity or parking objections to the application.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 8/12/2021

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council