

DELEGATED DECISION REPORT

SMD/2021/0651
Valid 13/10/2021

5 CHESTNUT CLOSE
UPPER TEAN

FIRST FLOOR EXTENSION TO
PROVIDE ADDITIONAL
BEDROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site lies within the development boundary of Upper Tean and lies on a modern housing estate to the east of the centre of the village. The site comprises a narrow gable-fronted two-storey detached dwellinghouse which faces the end of the Chestnut Close cul-de-sac to the west. There are similar detached modern dwellings either side of the site to the north and south although the one to the south lies at a perpendicular angle to the dwelling on site. To the rear, east, lies open land. There is a brook running along the rear/east boundary. The site is within Flood Zone 3.

PROPOSAL

This is a full householder planning application for a large first-floor side extension to the house, over the existing garage and store building which is separated from the house by a narrow outdoor passage. The extension would be over the passage and the entire garage and store building and would have a side-facing gable. It would have a similar size and shape as the original first-floor of the house. The extension would have matching brick and tile materials. It would provide a fourth bedroom for the property (master bedroom with ensuite). An Environment Agency "Flood Form" has been submitted with the application due to the location of the site Flood Zones 2 and 3.

Amended plans were received on 13.12.21 which show the front wall of the extension set back behind the garage/store and a lean-to roof placed in front and also an additional front window placed, above the garage door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS8 Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework – Revised July 2021

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 8.12.21

Neighbour consultation period ends: 8.12.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

SCC Flood Team

No comment and advise referring to the Environment Agency standing advice for house extensions.

OFFICER COMMENTS

The application site lies within the Upper Tean settlement boundary whereby Policy SS8 supports development which increases the range of available and affordable housing types, including for first time buyers and families. Therefore the general principle of development is considered acceptable subject to meeting other policy requirements relating to design, amenity, highways and flooding.

The garage and store is set back considerably from the front wall of the house and set back from the end of the cul-de-sac and although the garage with extension above would be visible from the cul-de-sac, the “set-back” ensures it would not be harmfully intrusive or overbearing when viewed from the road. The overall form and size of the side wing with extension above, including roof form and brick and tile materials, would harmonise with design and appearance of the dwelling, despite its large size. It would be a considerably wider than the house but there a number of equally wide houses on the cul-de-sac and the resultant size of the dwelling would not appear excessive when viewed alongside the neighbouring houses.

The amended plans also show the extension set back behind the garage and store to make it appear even more subservient to the main part of the house and the form

of the extension and addition of a lean-to roof to blend this in with the existing garage and store below, is well proportioned and therefore acceptable.

The amended plans also show the addition of a second front window, above the garage, to reduce the wall to window ratio of the overall side wing and prevent too much expanse of blank brick wall rather than detailing.

With regard to residential amenity, the neighbouring dwelling is perpendicular to the dwelling on site and the nearest part of it to the extension would be the single-storey side garage wing. The extension would not appear overbearing to the neighbours as it could only be viewed at an obscure angle from the main windows which are at the front and back. There is a window at the side facing the site but the roof ridge of the side garage would partly obscure views of the proposed side wing and for this reason, views from the proposed front bedroom windows into the neighbours side window would be obscured and also at an angle. Due to the positional relationship between the extension and the neighbouring dwelling and the distance from it (the size of gap between extension and neighbouring house) and the window positioning, the proposal would not harm the residential amenities/living conditions of the neighbours by way of loss of light provision loss or privacy and would not appear overdominant.

The extension would not be affected by flooding as it would be on the first floor raised above the ground. The existing garage and store would be retained. As such this would meet the EA's standing advice.

There is ample parking for at least three cars (even excluding the garage) on the site which is in accordance with parking standards for 4-bed dwellings.

CONCLUSION / PLANNING BALANCE

The proposed extension would not harm the visual or residential amenities of the area, nor be susceptible to flooding and would therefore comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 13.12.21

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council