

DELEGATED DECISION REPORT

SMD/2021/0601
Valid 15/09/2021

**34 CHURNET VALLEY
ROAD
KINGSLEY HOLT**

**PROPOSED EXTENSION TO
THE REAR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site comprises of a two storey dwellinghouse constructed of brick and tiles. Its notable features are its hipped roofs, two storey projecting bay window to the front and decorative upper frame windows. There is also a small porch that sits across the front door and setback from the two storey bay window. To the rear, the property benefits from a small single storey rear extension and large shed. The rear garden itself is stepped and is sectioned by a brick wall and gate that extends onto an elongated garden looking towards open fields.

Referring to the wider context of the site, the application site forms part of a ribbon of development along Churnet Valley Road. Open fields are located to the rear of the dwellinghouse whilst a ribbon of development occupies the opposite side of the road. The street-scene is mixed in character and house types.

The application site forms part of Kingsley Holt, a 'smaller village' as identified within the Local Plan (2020).

PROPOSAL

Planning permission is sought for a rear extension that runs along three levels: lower ground, ground and first floor. The applicant looks to extend all three levels by an additional 5m from the original rear wall.

The lower ground will feature a small overhang supported by a brick pillar. It features a door that leads onto the garden together with a small window that will serve the playroom. The ground floor features bi-fold doors that opens out onto a Juliet balcony with a large glazed window; it will serve the living room. Both the lower and ground level of the proposal will extend the full width of the rear elevation and be finished off with a hipped roof; this will have an overall height of 5.2m.

The first floor element of the proposal will feature a hipped roof and will have an overall height of 9m from lower ground level. It will extend a width of 5m; the full width of the dwelling is 6.7m. This will accommodate a master bedroom. The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 13/10/21
Neighbour consultation period ends: 06/10/21

Public Comments

Neighbour comments	No neighbour representative received
Town / Parish Comments	No objection

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the 'smaller village' of Kingsley Holt, as identified by policy SS9 of the Local Plan (2020). Policy SS9 seeks to allow an appropriate level of sensitive development which enhances community vitality, which would include the provision of extensions to existing dwellinghouses. The principle of the proposed development is therefore considered acceptable.

Design

Paragraph 127 of the NPPF (2019) 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.

The extensions are to the rear. Given the position of the extensions, the proposal will not be visible from the street-scene and therefore, the public view will be maintain. The main consideration will be the scale and appearance of the proposed works in relation to the dwelling.

It is considered that the extension will mimic the existing character of the original dwelling in a sympathetic way as it looks to incorporate hipped roofs and use matching materials to incorporate the large addition to the rear of the property. Furthermore, the extension ridge height will be marginally lower than the host dwelling to remain subservient in stature.

It is recognised that the fenestration will not match the periodic fenestrations to the front however on balance, there is more scope when the windows are to the rear and not seen from the public road.

In terms of the bulk, the overall extension is significantly large especially when viewed from the side elevation from both immediate neighbours; However, it is considered that the proposal will not appear out of place or bulky as the scale of the proposal would be in proportion with properties that have had substantial extensions over time along this road and, sits within a large garden that extends out approx.39 from the property. Therefore, the scale and bulk is deemed acceptable.

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

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring properties that this proposal would impact upon are the neighbouring properties at No.36 and No.32 Churnet Valley Road. No.36 has previously extended via a two storey rear extension and large 3m length conservatory. No.32, to the western side of the application site, benefits from a single storey rear extension.

When considering the potential harm, it has been demonstrated via the plans and site visit from the case officer that the proposal will not affect the overall living conditions of the immediate neighbours as the projection of 5m from the original rear elevation would not sit beyond the 45 degree line from the midpoint of the habitable windows; this is less so from No.36 as the gradient of the property is higher up and screened by mature hedging along the shared border. Therefore, issue with loss of light is considered negligible.

In terms of overlooking issues, the extension will have limited impact to immediate neighbours as no side windows are proposed and the proposed new rooms are no different to the existing habitable rooms that look directly into these neighbour's gardens. This opinion is backed by there being no objection from the neighbouring properties to the proposal.

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 number of bedrooms remain the same as existing. Therefore, the current parking arrangements to the front for 2 cars to the front will remain the unaffected as a result of the proposal. 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 with conditions

Case Officer: Lisa Li

Recommendation Date: 14/12/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council