

DELEGATED DECISION REPORT

SMD/2021/0698
Valid 01/11/2021

61 BRAMALL HOUSE HIGH
STREET
IPSTONES

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 61 High Street Ipstones, a relatively new, detached dwelling which is sat well back from the High Street behind double gates and a generously sized parking and planting area. To the rear of the house there is a large garden, beyond the rear boundary there are open fields. Boundaries are marked by panel fencing and a stretch of drystone wall at the rear. The patio area at the rear of the house is level, the rear garden is accessed by a small set of stairs in the centre of a brick wall.

For the purposes of planning policy consideration, the application site is located within the Ipstones village development boundary; the site is also within a low-risk coal development area. The application dwelling does not lie within any Conservation Area boundary and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A single-storey rear extension to provide a sun-room and shower room. Internal alterations would see the conversion of the existing ground floor rear bathroom into an office with the addition of roof lights to allow natural light into the office space. Proposed materials are matching brickwork, anthracite cladding, anthracite window (upvc) and door (powder coated aluminium) frames. The roof is to be single ply rubberised membrane Sarnafil or similar. Some of the rear garden would need to be excavated to allow for the building of the extension with the garden wall and stairs being relocated as necessary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and

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
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

11/01088/FUL Detached dwelling. Approved.

SMD/2014/0364 Alterations to permission 11/01088/FUL. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period ends: 23/11/2021.

Public Comments: No representations received within the statutory consultation period.

Ipstones Parish Council: Support the application.

Staffordshire County Council Highways: No objections on highways grounds.

Severn Trent Water: No representations received.

OFFICER COMMENTS

Principle of Development

The application site is located within the Ipstones Village Development Boundary. Ipstones is identified within Local Plan policy SS8 as a 'Larger Village,' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, coal (low-risk area) and parking provision.

Design and visual impact

The extension would have a sloping roof and be mainly constructed using matching brickwork. A small area of anthracite cladding would be added to the south-western facing elevation, above the bi-fold doors. Windows would have anthracite, Upvc frames, doors would be powder coated aluminium (anthracite) and the roof would be finished with a single-ply rubberised membrane (Sarnafil or similar). Whilst the addition would take a different form from the shape of the main house (sloping roof rather than hipped or lean-to), it still has a subordinate and secondary appearance to it. The addition would not dominate the rear elevation and its low-level roof would ensure no interruption with the upper floor rear windows.

A steeper pitch and hipped roof design, finished with tiles would have been more appropriate and in keeping with the character of the property. The extension also introduces a small element of cladding which again is not a characteristic material of this property. However, there will be negligible visual impact beyond the application site itself. The neighbouring dwellings may have some views of the addition but these will be very limited due to boundary treatments, positioning of windows and the dwellings themselves. For these reasons there are no design or visual impact objections. Matching brickwork can be conditioned.

Neighbour amenity

There are no dwellings to the rear of the site and number 59 High Street (to the south-west) is of a sufficient distance away for there not to be any amenity issue. There may be some views of the extension from number 59 but there are no concerns in terms of any window/overlooking/overbearing relationships. The existing boundary treatment is substantial and will prevent any overlooking even from the large side window / door which is proposed.

The dwelling to the north-east (Wyn Dene) is positioned close to the shared boundary and has a flat roof extension which wraps around the rear corner of the house. Within the Wyn Dene extension there is a window within the side wall, facing directly towards the application property. The officer site visit confirmed that this window is not a principal window and that the area is served by other windows within other elevations. The neighbouring extension means that there will be no breach of the 45 degree rule to this property. Furthermore, it is noted that no representations have been received from members of the public other than the Parish Council, which support the application.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Parking

The application does not propose any additional bedroom space. Therefore the Local Plan parking standards are not triggered for consideration. In any case there is a large drive at the front of the house and an attached garage. The County Highways officer has assessed the application, confirms that the current parking provision will be unaffected and states that there are no highways related objections to the application.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above in the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 14/1/2022.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council