

## DELEGATED DECISION REPORT

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**SMD/2021/0766**  
**Valid 22/11/2021**

**30 DRAYCOTT ROAD**  
**UPPER TEAN**

**REDESIGN OF DORMER**  
**WINDOWS TO DWELLING**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Coal.

### DESCRIPTION OF SITE

A detached dwelling occupying an elevated position on the northern side of Draycott Road Upper Tean. The dwelling can be seen from the road but is set well back from it behind a very generously sized garden and driveway. For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary and a Low-Risk Coal Development Area. The site does not form part of any Conservation Area and there are no Listed Buildings/structures which need to be considered.

### PROPOSAL

The removal of two windows within the dormers and their replacement with larger glazed areas. Internal structural works associated with the window and facing materials changes. Removal of the dormer hanging tiles and reclad dormers/finish with dark grey/black upvc wood imitation material. The applicant has provided more information (email received dated 17<sup>th</sup> Jan) stating that the material will be a 'simple dark grey, charcoal/black UPVC shiplap or similar.' The applicant has also provided an image of the type of proposed material. An amended plan from the architect shows that the glazed areas are to be enlarged with the areas which look like smaller windows being the opening sections.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

SS1 Development Principles  
SS8 Larger Villages Area Strategy  
DC1 Design Considerations

#### Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

#### 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**

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| 02/01179/FUL   | Single storey rear extension to garage. Approved.                                                                      |
| 83/11888/OLDDC | Extension to form double garage. approved.                                                                             |
| 82/11073/OLDDC | Conversion of garage to games room, extension to form laundry, porch and larger bedroom, erection of garage. Approved. |

### **CONSULTATIONS**

#### Publicity

Site Notice. Expired.

#### Public Comments

Checkley Parish Council: No objections.  
No neighbour representations received within the statutory consultation period.

### **OFFICER COMMENTS**

#### Principle of Development

The application site is located within the Upper Tean Village Development Boundary. Upper Tean is identified within Local Plan policy SS8 as a 'Larger Village,' where there is support in principle for a range of developments including housing 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 considerations include design, visual impact, neighbour amenity and the low-risk coal area designation.

#### Design and Visual Impact

There are no objections to the application either in terms of design or wider visual impact. The overall shape, size and positioning of the dormers will not change, simply the outer finishing material which would be a 'simple dark grey, charcoal/black UPVC shiplap or similar' (email from applicant) and enlargement of the glazed areas. There are no concerns about the proposed cladding material, it is a dark colour which will not appear out of place in relation to the existing dwelling. An amended plan has been submitted to clarify the areas of the dormer which would be clad and the sections which would be fitted with glazing. The large glazed areas would add a modern feature to the dwelling. This type of cladding and enlarged glazed

areas are not unusual features and given the distance the house is set back from the road, the dormers will not be visually intrusive. The surrounding residential development is very mixed in terms of housing size/design and materials palette, therefore there are no wider visual impact concerns.

#### Neighbour amenity

The application is simply proposing works which alter the appearance of existing dormer windows. Neighbour amenity impact will not be different from the current arrangement.

#### 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.

It is noted that this proposal does not involve any development at ground floor level, therefore it is recommended that Coal related information is added to the decision notice just so that the applicant/developer is in full possession of ground details.

### **CONCLUSION / PLANNING BALANCE**

That, for the reasons outlined within the report, the application is approved.

**OFFICER RECOMMENDATION :** Approve

**Case Officer:** Lisa Jackson

**Recommendation Date:** 17/1/2022.

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**