DELEGATED DECISION REPORT

SMD/2021/0693 **Valid 28/10/2021**	**27 GREENFIELD ROAD** **ENDON**	**REAR AND FRONT SINGLE STOREY EXTENSIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE
The application site is located within the settlement boundary of Endon. The site comprises of a 1960s two storey detached dwelling with a front way and small garden to the rear that slopes down markedly to semi0wooded stream clough. The property features a flat roof car port that projects out 5m from the principal elevation. The property has previously extended via a flat roof rear extension.

PROPOSAL
Planning permission is sought for a single storey front and rear extension together with alteration of the front dormer from flat roof to gable.

The applicant intends to remove the car port in order to incorporate a single storey front extension that will run the width of the replacement car port and along the main entrance (9.2m). It will project out 1m from the principal elevation with a roof height of 3.7m and features a lean-to roof

To the rear, the single storey rear extension will project out 2m from the wall and feature a lean-to roof.

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
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/1989/0452	INTERNAL ALTERATIONS AND EXTENSION TO FORM UTILITY ROOM AND LARGER KITCHEN	7/11/1998 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 06/01/21
Neighbour consultation period ends: 19/11/21
Press Advert: N/A

Public Comments

Neighbour comments None

Town / Parish Comments None

OFFICER COMMENTS

Principle of Development
Polices SS8 seek to focus future growth within the settlement boundary for Endon and to strengthen its role as a service centre. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

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. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The single storey front extension will be noticeable from the street-scene however, the extension is of a modest size that would be of good design when viewed in context of the existing dwelling. Surrounding residential properties vary in terms of their sizes, shape, design and materials and therefore approval of this application would not result in a property becoming visually intrusive. From this, it is recognised that whilst it will be visible from the street-scene, careful considerations have been made to be in keeping with the overall street-scene.

In terms of the alteration of the dormer, the gable will moderately change the character of the dwelling's appearance but would not be visually intrusive but rather relate with the immediate neighbour that also has a gable front dormer.

Referring to the rear extension, this will not be seen from the public street-scene. The extension is functional in appearance that utilises the space that the site currently offers.

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 property that this proposal would impact upon are the neighbouring property at No.25 and No.29 Greenfield road. Both properties sit side by side with the application site.

During the site visit, it was noted that both properties had over 2m high boundary treatments and the neighbour at no. 29 of which the proposed rear extension will mostly affect sits on a higher terrain with no side windows. There are no principal windows in the rear elevation of this property close to the boundary Therefore given the position and well-screened boundary treatment, the impact to the neighbours will be maintained.

Turning to no.25, there are no principal windows in the side elevation, which is angled away from the site. Therefore the increase in the height of the gable to the side of the application property will not have any overbearing impact. The rear extension would be tucked behind the existing single storey element and will have no impact on no.25

There are no side windows proposed that would overlook either neighbouring dwelling.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 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

Case Officer: Lisa Li
Recommendation Date: 12/01/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council