

DELEGATED DECISION REPORT

SMD/2021/0669
Valid 25/11/2021

1 GREENWOOD ROAD
FORSBROOK

BAY WINDOW TO FRONT
ELEVATION AND
ALTERATION OF ROOF PITCH
TO MAIN HOUSE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on residential amenity

DESCRIPTION OF SITE

The application site is within the development boundary for Forsbrook and lies to the north-west of the centre of the village on a modern housing estate. The site comprises a two-storey link-detached part stone, part render dwellinghouse with tiled pitched roof and which is the first house in a row of similar modern dwellings which face Greenwood Road to the south. Chapel Street runs along the side boundary to the west. There are other dwellings on the opposite sides of both roads to the south and east and also to the rear (north).

PROPOSAL

This is a householder planning application for a first-floor side extension which would remove the existing catslide roof and replace it with a projecting dual-pitch roof with a side-facing gable. This would accommodate the enlargement of the two first-floor bedrooms. Also proposed is a slight single-storey living room front extension to bring it in line with the front wall of the current porch and adjacent rear projection and which would almost “square off” the footprint of the main part of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations

National Planning Policy Framework (NPPF)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 4/1/2022

Neighbour consultation period ends: 4/1/2022

Press Advert: N/A

Public Comments

None.

Parish Council Comments

None.

OFFICER COMMENTS

The dwelling currently has a side catslide roof as per the original design of the row of the dwellings. The other dwellings also have a large box dormer on the catslide roof to enlarge bedroom floorspace but there is no such dormer on this particular dwelling. The proposed extension would instead provide a gable-sided extension with dual-pitch roof which would project no further to the side than the dormers on the other houses and I consider would lead to better appearance of extension than the dormers despite leading to a contrasting dwelling in the row and despite being a larger extension than the dormers would still respect the scale, height and form of the dwelling despite this being characterised by front and rear gables. A gap would still be maintained between upper part of the house and the side of the neighbouring house hence respecting the degree of spaciousness in the street scene. The front extension is also acceptable in design and appearance terms as it would almost square off the flat-roof single-storey footprint which surrounds the upper part of the dwelling and which is a characteristic of the unusual design of the row of dwellings. Both extensions would have matching materials.

With regard to residential amenity, there are no windows on the side wall of the neighbouring dwelling which the side extension would project towards and therefore light provision would be unaffected. There would also be no new upper floor windows other than a small secondary bedroom window facing the blank side wall of the neighbouring property and this would not overlook any windows or much of the neighbouring back garden. The front extension is a minor alteration which pushes an existing living room window no closer to the houses opposite than the current front windows of the house. Overall, the proposal would lead to no overlooking or loss of privacy of light provision concerns.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 20.1.22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council