

DELEGATED DECISION REPORT

SMD/2021/0777
Valid 01/12/2021

FRESHWINDS STILE
HOUSE LANE
LEEK

DEMOLITION OF SINGLE
STOREY FLAT ROOF
KITCHEN AND ERECTION OF
TWO/SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits within the open countryside setback from the Stile House Lane, north of the nearest village known as Bradnop.

The application site comprises of a detached dwellinghouse constructed of stone and brown tiles. It sits within a large ground of soft landscaping and on a bank from the access of the site. The property itself features 4 dormer windows to the front, stone headed windows and two chimneys. The property has previously extended via a single storey rear extension and a side conservatory.

There is also a large corrugated building to the rear of the property.

PROPOSAL

Planning permission is two storey gable to the east elevation of the property together with a single storey extension that will project from the existing protruding gable.

The single storey element will feature a lean-to roof and will connect to the proposed two storey extension. The two storey extension will feature a gable, matching the existing gable to the east elevation and extend out 4.5m from the original elevation following the removal of the garage as part of the development.

It will use matching materials used on the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127
Section 9

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 19/05/21
Neighbour consultation period ends: 13/05/21
Press Advert: N/A

Public Comments

Neighbours	None
Bradnop Parish Council	No objection

OFFICER COMMENTS

Principle of Development

The application site is located in the Open Countryside. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (1) of policy SS10 seeks to meet housing requirements and specific need by allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

The proposal involves the construction of a new extension and therefore, the principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020).

Design and visual impact

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 Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Both extensions will not be seen from any public vantage points due to the remote location of the property and position of the extensions from the main road. The main consideration will be the scale and appearance of the proposed works in relation to the dwelling.

Referring to the scale and appearance of the extensions, it is considered that the extensions will add considerable bulk to a large dwelling however, the additions are in proportion to the overall scale and mass of the existing dwelling to deem visually acceptable.

The extensions will respect the design of the host dwelling, in particular, the two storey extension features a gable in matching with the existing gable that it will sit immediate to. The roof height will also sit lower than the original ridge of the dwelling to remain subservient and overall, the proposed works will be a welcome change following the removal of the integral garage that has a flat roof and one that is functional in appearance. It is considered that this benefit is a material consideration that in this instance outweighs any concerns regarding the significant additional bulk and massing which will be added to the property.

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

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 nearest neighbouring property known as Cartledge Farm is located over 100m north of the application site. The neighbour's amenity will undoubtedly be maintained.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposed development will reduce the number of bedrooms from four to three larger rooms. The proposal would not affect the existing parking provisions that can

accommodate at least 2 to 3 cars on its driveway that is required to meet Staffordshire Moorlands parking standards.

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

Case Officer: Lisa Li

Recommendation Date: 18/01/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council