

DELEGATED DECISION REPORT

SMD/2021/0701
Valid 01/11/2021

FIR TREES THORNCLIFFE
LANE
THORNCLIFFE
LEEK

**DEMOLITION OF EXISTING
CONSERVATORY AND
REPLACEMENT WITH DINING
ROOM. UPPER GROUND
FLOOR EXTENSION OVER
EXISTING GARAGE TO FORM
ADDITIONAL BEDROOM
SPACE. CONVERSION OF
ONE GARAGE TO FORM
OFFICE. REMODELLING OF
PARTS OF THE FAÇADE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

This application relates to Fir Trees Thorncliffe, a detached stone built property setback from Thorncliffe Lane. The positioning of the building has been dictated by the profile of the land in which the land to the southeast of the site significantly falls by at least 1.5m. Due to the uneven terrain, the integral garage is on the lower ground and the main body of the property is on the first floor. Views of the property is well screened by the mature hedges to the front of the driveway however, is more exposed to the rear where the land raises.

For the purposes of this assessment the site does not fall within a defined development boundary and is regarded as falling within the Countryside.

PROPOSAL

Planning permission is sought for alteration to the front façade, first floor addition above the existing double garages and replacement of the existing conservatory for a brick built extension.

To the front, the applicant seeks planning to introduce more glazing to the front gable and replace the existing window for a glazed door. A first floor addition above the existing garages has been proposed to form the second projecting gable to the front; This will accommodate an additional bedroom. The existing garages will be converted into office space.

To the rear, the existing conservatory is to be replaced for a more brick-built structure in order to accommodate a dining room.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
T1- Development and Sustainable Transport

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

SITE HISTORY

SMD/2000/0452	Extension to garage	14/06/00 approved
SMD/2005/1387	Erection of porch and conservatory	13/02/06 approved
SMD/2006/0462	Conservatory and extension to kitchen	05/06/06 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 06/01/21
Neighbour consultation period ends: 24/11/21
Press Advert: N/A

Public Comments

Neighbour comments	None received
Tittesworth Parish Council	No objection
Staffordshire County Council Highways	No objection

OFFICER COMMENTS

Principle of Development

The application site falls outside of the development and infill boundaries of the towns and villages, as defined policy SS10. It is noted in the policy that extensions or additional domestic outbuildings to existing dwellings are allowable 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 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.

It is considered that the two storey extension above the integral double garage would enhance the appearance of the property as the extension will create an attractive two ended gable property. It is also recognised that while the pitch of the two storey extension would sit higher than the original ridge, this does not detract from the original design of the property but rather is consistent with the roof profile. In addition, the extension will also utilise the existing footprint that the site currently offers without compromising the overall bulk of the dwelling. Overall, careful considerations have been made to extend a property in a sympathetic way.

The use of glazing as part of the front alteration would tie both the existing and new gables well.

Referring to the extension to the rear, the extension is a modest addition that incorporates the footprint of the conservatory with the addition of 0.4m in length. The property itself is substantially large and therefore, the addition of 0.4m is here or there when evaluating the property as a whole. Therefore, it is considered that this element of the proposal is deemed acceptable as it is a practical change to making this part of the property more useable throughout the year.

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

Impact to neighbouring amenity

Policy DC1 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties. The main neighbouring property that this proposal would impact upon is the neighbouring property The Grove. The property is a detached property east of the application site.

The nearest neighbour's amenity known as The Grove will be maintained as the property sits at least 20m from elevation to elevation and is screened by mature hedging and is on a lower terrain than the application site. The two storey addition will also not extend the width of the property and therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (driveway and double garage). While the applicant intends to remove one of the ground floor garages for office space, there is ample parking for at least 3 cars to the front within the front driveway. For a property of 3 bedrooms, 2 parking spaces are required. It is demonstrated from site and the comments made from the Highway engineer that there is sufficient parking within the curtilage of the site for a property of this size. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in terms of scale and design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety. The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 14/01/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council