

DELEGATED DECISION REPORT

SMD/2021/0819
Valid 13/12/2021

4 EMBERS WAY
ENDON

**PROPOSED REAR
EXTENSION WITH
DEMOLITION OF EXISTING
GARAGE AND INTERNAL
ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity / living conditions
- Street scene appearance

DESCRIPTION OF SITE

Detached 1960s brick bungalow in cul de sac of similar, part of a small estate within the Endon larger villages development boundary. Some of the neighbouring bungalows (but not the application property) back-on to land within the Endon Conservation Area. Rising ground in the middle distance to the south west which forms a backdrop to the property in some views, including some Listed Buildings visible, is within the Endon Conservation Area.

The application property is in alignment in its front and rear elevation lines with its neighbour at no.2 to the north side. No.6 to the south side is significantly set back by about half the building depth.

The application bungalow has a broad drive adjacent no.6 leading to a detached flat-roofed garage no doubt original to the development and typical of the wider estate. No.6 has a car-port attached to the bungalow gable more-or-less aligned with the garage to the application property.

PROPOSAL

Side extension in brick with dual pitched roofing connecting to that of the original dwelling to provide additional living accommodation. Mostly takes the place of the existing garage which is demolished and the garage parking space lost. Comes forward of it by 1.0m but reduces projection to the rear by 1.5m. There is no extension off the original rear elevation wall of the dwelling but the new side extension would project 3m rear of the rear wall line of the original dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS9 Smaller Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 3rd Feb 2022

Neighbour consultation period ends: 4th Jan 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – none received

Staffordshire County Council Highways

No objection; no recommended conditions.

The 2-bedroom property currently benefits from off-highway parking (driveway and garage). The garage is to be demolished and replaced with a single storey extension which will provide an ensuite bedroom and storeroom. The demolition of the garage will incur a reduction in available parking. However, it was noted at the site visit the driveway can accommodate parking for 2 vehicles and therefore meets with Staffordshire Moorlands Parking Standards which state: detached/semi-detached property up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space).

OFFICER COMMENTS

Principle of Development

Acceptable in principle due to being within the obvious existing developed settlement of this smaller village. The proposal is also close to being permitted development (PD) but the roof ridge height of 4.1m narrowly exceeds the PD maximum of 4m.

Design

Materials of brick and roof tile to match the existing development meet the DC1 policy and design guide expectations. The overall scale and the well set-down roof ridge height relative to the original existing dwelling make the scheme appropriately subordinate again meeting the DC1 policy and design guide expectations.

Amenity

There are two side windows in the gable end of number 6 under the car port facing the application property. The more forward of these appears to serve a kitchen and is therefore a principal window. Next along from this, more-or-less under the gable apex of no.6, is an apparent bathroom window which is obscure glazed.

Both the existing windows currently face the existing garage wall of the application property. The proposal would add 1.0m of facing side wall forward of the existing garage front. This would coincide with a point opposite a side door to no.6.

Additionally the roof design would have an overhang of about 1m to the front of the new front elevation. The new formed side gable wall of the extension facing no 6 would add up to 1.7m of height at the apex of the gable compared with the garage.

There would as a result of the proposed development be some additional shading to the outlook of the existing side kitchen window of no. 6. However, it may reasonably be judged that this would be marginal and not overbearing. It may also be considered that it would have significantly less impact in terms of light and shading than the already erected car port roof at no.6. There has been no objection from the occupiers at no.6. The proposed development could be seen as adding some extra privacy perhaps. A final consideration is that the proposal scheme is close to being one which could be carried out under PD.

Highway Safety

In line with the SCC Highways Officer recommendation, despite loss of a garage parking space, there would remain sufficient off-street parking.

Other matters

As the scheme involves demolition and also the breaking of an opening into a roof space there is the theoretical possibility of encountering or affecting bat roosts. The garage can be judged of negligible likely potential to accommodate bats. The same can be said in this case for the roof of the main dwelling. Also, a wide range of similarly invasive or equally disruptive alterations could be carried out under PD and it would not be proportionate to require submission of bat survey or assessment. A suitable informative can be added to the decision.

CONCLUSION / PLANNING BALANCE

Having carefully considered the possible impacts on living conditions for occupiers of no.6 and specifically the relationship to a principal (kitchen) window it is concluded on balance that the scheme can be supported. The design in terms of materials and proportions is acceptable and sufficient off-street park is retained.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 7th Feb 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council