

DELEGATED DECISION REPORT

SMD/2021/0830
Valid 16/12/2021

3 NEW CLOSE AVENUE
FORSBROOK

PROPOSED TWO STOREY
SIDE AND SINGLE STOREY
REAR EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Forsbrook Ward. The site is on the edge of the Blythe Bridge Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of New Close Avenue. No. 5 New Close Avenue is situated to the East and No. 1A New Close Avenue is located to the West. To the North, the rear curtilage of the site runs adjacent to open greenbelt countryside. The New Close Avenue highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the estate have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed development comprises a two storey side extension on the West side elevation with a single storey rear extension positioned behind the side extension and across the original rear elevation. The proposed single storey rear element of the extension would allow for a larger open plan dining room and kitchen on the ground floor. The two storey side element of the proposed extension would allow for the addition of a garage, utility room and W/C on the ground floor and a bedroom and ensuite on the first storey of the West side elevation. The proposed side extension would have a length of 7.85 metres across the Western side elevation. The single storey rear extension would project beyond the original rear elevation of the dwelling by 3 metres. The proposed two storey side extension would have a width of approximately 2.8 metres and the single storey rear extension would have a width of 8.02 metres. The total maximum height of the two storey side extension would be approximately 7.4 metres and the maximum eaves height would be 4.95 metres. The maximum height of the single storey rear element of the extension

would be approximately 3.5 metres and the maximum eaves height is approximately 2.6 metres. The extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brickwork, plain roof tiles and white uPVC windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 10/02/2022
Neighbour consultation period ends: 01/02/2022
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A more concentrated focus on future growth is to be directed to larger village settlements, including Forsbrook. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Forsbrook, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed extensions are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed extensions include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. 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. The proposed development consists of a single storey

rear extension, wrapping around the Western side elevation into a two storey side extension.

The proposed extension would extend beyond the original rear elevation and wrap around the Western side elevation. The proposed side extension would have a length of 7.85 metres across the Western side elevation. The single storey rear extension would project beyond the original rear elevation of the dwelling by 3 metres. The proposed two storey side extension would have a width of approximately 2.8 metres and the single storey rear extension would have a width of 8.02 metres. The total maximum height of the two storey side extension would be approximately 7.4 metres and the maximum eaves height would be 4.95 metres. The maximum height of the single storey rear element of the extension would be approximately 3.5 metres and the maximum eaves height is approximately 2.6 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

Although the proposed side extension would add a two storey element to the West side of the dwelling, the proposed extension would reflect the style of the existing building in terms of the roof course to match the roof course of the side of the dwellinghouse. The eaves and maximum height of the proposed side element would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The two-storey side extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling due to not competing with the proportions of the parent dwelling. The other addition of a rear extension to the existing dwellinghouse would be acceptable on design grounds, due to its subordinate nature with the parent dwellinghouse. The existing lean to roof on the principal elevation of the dwelling would be mirrored on the proposed side extension, to reflect the character of the existing principal elevation.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Facing brickwork, plain roof tiles and white uPVC windows would be used in the construction of the proposed extension. Therefore, the materials are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original estate.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 5 New Close Avenue to the East and No. 1A New Close Avenue to the West. Assessment of amenity impact will be required on the two direct neighbouring dwellinghouses to the sides of the site. There are no dwellinghouses which adjoin the Northern rear curtilage of the site.

The proposed single storey rear and two storey side extension would wrap around the Northern rear and Western side elevations. As the neighbouring dwellinghouse at No. 5 New Close Avenue is positioned to the East of the site, the two storey Western side extension will be tucked behind the host dwelling on the opposite side to the neighbour, meaning that the neighbour would not be impacted by this at all.

The single storey rear element of the extension would however be within close proximity from the neighbour at No. 5 New Close Avenue. I note that the proposed single storey rear extension would be on the brink of breaching the 45 degree rule from the corner of the extension to the central point of the neighbours' principal, habitable kitchen / dining window. An approximately 1 metre high common boundary hedge is sited between the site and the neighbour at No. 5 New Close Avenue, meaning that screening for the proposed extension is limited. Regardless of this, it has been established that the proposed rear extension would not detrimentally impact their amenity. Due to the sunlight trajectory moving from the East to West, the proposed rear element of the extension would only cast some shadowing over the principal rear kitchen / dining window in the later hours of the afternoon, meaning that no detrimental loss of light would occur for the neighbour. On the whole, the single storey extension would not be considered to be overbearing on the neighbouring dwellings due to its subordinate nature to the host dwellinghouse, as well as neighbouring dwellinghouses. I note that the extension would not project much further beyond the existing rear elevation of the dwelling. Thus, for the reasons above, any significant chance of overshadowing as a consequence of the erection of the proposed extension would be eradicated. Regard has also been given to the extent of projection of any rear extension which could be erected on the boundary under PD Rights, which would be more harmful to the amenity of this attached property as a fall-back position.

Consideration has been given to whether the proposed side extension might be seen to adversely affect the amenity of the neighbours at No. 1A New Close Avenue. A substantial enough amount of curtilage space is located between the host dwelling and the neighbouring dwelling at No. 1A New Close Avenue. Thus, this reduces the chance of the proposed extension casting a shadow over this neighbour. There are no window openings on the neighbours' side elevation facing the proposed two storey side element of the extension. A blank brick wall comprises the whole side elevation of the neighbouring dwelling. Therefore, loss of natural sunlight through any windows would not occur as a result of the proposed two storey side extension and light amenity of the neighbour would not be compromised in this sense.

Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 1A New Close Avenue could be caused by the addition of the proposed single storey rear extension. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 1A and the central point of their closest fenestration, to ensure that light amenity will not be impacted. It has been established that the 45 degree rule would not be breached. A set of double patio doors is the closest feature of fenestration to where the proposed extension would be located. As these patio doors are located over 1 metre from the external side wall of the neighbouring dwelling, natural sunlight entering into them would not be lost, due to their substantial enough distance from the proposed extension. Furthermore, an approximately 2 metre high timber fence and hedging create the boundary treatment between the site and No. 1A New Close Avenue, which acts as another barrier to mitigate loss of light and overbearingness. From this observation, it becomes apparent that the amenity of No. 1A New Close Avenue would not be adversely impacted by the proposed extension.

Although two small side windows would be incorporated into the side elevation of the two storey side element of the extension which would face the neighbours at No. 1A New Close Avenue, the approximately 2 metre high boundary fence and hedge representing the common boundary between the two dwellings would mitigate any loss of privacy for this neighbour. I note that there are already side windows on the side elevation of the dwellinghouse which face No. 1A, thus the new windows would not impact this neighbour any more than the existing windows. It shall however be conditioned that the side windows are obscure glazed. Furthermore, as there are no windows on the side elevation of the neighbouring dwellinghouse at No. 1A New Close Avenue which face where the proposed extension would be, the windows on the proposed extension would not be considered to look onto any habitable windows of the neighbour. There would be no side windows on the side elevation of the single storey rear extension which would face the neighbours at No. 5 New Close Avenue. Thus, no adverse privacy impact would occur upon either of the neighbours.

There are no dwellinghouses with curtilages which directly adjoin the North front curtilage of the site, thus no amenity impact will occur here.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would increase the number of bedrooms of the dwelling. However, it is clear that the driveway of the dwelling would accommodate for enough parking spaces for people habituating the dwellinghouse. Notably, the addition of a garage would also create the provision for another parking space. Additionally, as the proposed extension would be to the rear and side of the dwelling

– including the new addition of a garage to the dwelling – the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. The proposal is considered to be acceptable in amenity terms. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 10/02/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council