

DELEGATED DECISION REPORT

SMD/2021/0737
Valid 16/12/2021

20 FURLONG AVENUE
UPPER TEAN

**PROPOSED SINGLE STOREY
REAR EXTENSION TO FORM A
UTILITY AND CONNECTION
FROM A CONVERTED GARAGE
TO HOUSE. PROPOSAL TO
REMOVE FRONT GARAGE DOOR
AND REPLACE WITH WINDOW.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal development area.

DESCRIPTION OF SITE

20 Furlong Avenue is a detached and previously extended, two-storey dwelling. The property benefits from garden and parking space to the front (including integral garage) and a garden and patio at the rear. Land levels rise from the roadside towards the rear boundary with a notable step upwards between the patio and garden levels. Boundaries are marked by timber fencing panels and planting.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary and is identified as forming part of a low-risk, Coal-development area. There are no Listed Buildings/structures either within, or close to the application site, nor are there any protected trees which need to be considered. The site does not form part of any Conservation Area.

PROPOSAL

A ground floor, hipped-roof, rear extension to provide a utility room and conversion of the integral garage to form a bedroom, sitting area and ensuite. The rear extension would be constructed using matching bricks and tiles. The garage conversion will require the garage door to be removed, a window inserted and use of matching brickwork to build-up around the new window.

The plans show a further rear extension which would be accessed off the dining room and incorporating central roof lantern. The plans clearly show that this element is considered by the applicants to be Permitted Development and does not form part of the application the council is being asked to determine. Consideration is therefore only given to the utility extension and garage conversion works.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/00164/FUL Two-storey extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/2/22
Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Checkley Parish Council: No representations received during the statutory consultation period.

Staffordshire County Council Highways: No objections to the application. Response based on the revised plan showing parking provision.

OFFICER COMMENTS

Principle of development

The application site is located within the Upper Tean Village Development Boundary. Upper Tean is identified within Local Plan policy SS8 as a 'Larger Village,' where there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance considerations include design, visual impact, neighbour amenity, highways/parking and the low-risk coal area designation.

Design and visual impact

No objections to the design of the rear extension. The use of matching brickwork and tiles is welcomed. The addition is small in comparison to the existing house and will not detract from its character. Wider visual impact of the rear extension would be limited. The extension would be positioned within a rear corner/recessed area, close to the boundary fence shared with number 18 Furlong Avenue. Some views may be possible from surrounding properties but the extension would be relatively well hidden. The new front window (replacing the garage door), will be seen from the roadside however, the proposed use of matching, white, upvc window and matching brickwork will assist in ensuring the alterations will not look out of place. No design or visual impact objections.

Neighbour amenity

No impact upon dwellings/occupants to the rear of the site due to the generous separation distances between rear walls and the lower land level of the application property. No issues with number 22 Furlong Drive as the extension is positioned to the eastern side of the application site, not the western side. The property with the most potential to be affected is number 18 Furlong Drive. The submitted plans show that there would be no breach of the 45 degree horizontal line taken from number 18's nearest ground floor window. In any case, the boundary fence is high, land levels are not significantly different and the new roof would be sloping away from the boundary line so will not result in any adverse overbearing impact. The garage conversion will result in a new bedroom window at the front of the house, facing in the direction of dwellings on the other side of the road. However, due to separation distances it is not considered any adverse overlooking would occur. No objection representations have been received from any member of the public.

For these reasons it is considered the application is acceptable in terms of neighbour amenity impact.

Highways

The County Highways officer has assessed the scheme and raises no objections to it. Officer's requested that amended plans were submitted to demonstrate three parking spaces within the domestic curtilage could be achieved. This was necessary to ensure the application could comply with the Local Plan parking standards for 5 bed dwellings. The plans show that this requirement can be met. The Highways officer comments that the current vehicular access crossing will need to be widened to access the three spaces.

Coal development area

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions, including one to state that the PD element as shown on the plan does not form part of this decision. The applicants have applied to the council for the single storey utility extension and replacement of the garage door with a window for a bedroom conversion.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 17/2/2022.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council