

DELEGATED DECISION REPORT

SMD/2021/0763
Valid 02/02/2022

33 NORCLIFFE BASNETTS
WOOD ROAD
ENDON

PROPOSED LOFT
CONVERSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Endon and is on the eastern edge of the village on the west side of Basnetts Wood Road, a long residential largely private and unmade road. It comprises a modern dormer bungalow amongst a row of similar dwellings. There are other dwellings on the opposite side of the road to the east but to the rear of the site, to the west, there is open land within the Green Belt. The land slopes upwards towards the north (and to the west) so the neighbouring bungalow to the north is on considerably higher ground to the application site.

PROPOSAL

This is a full householder planning application for a side dormer to assist with the conversion of the front part of the loft to provide a bedroom and ensuite. This would be slightly wider than the existing dormer on the same roofslope serving the existing loft bedroom in the rear part of the loft but would have the same height and siting within the roof and would also have the same white board cladding. Triangular feature windows would be inserted into the front gable and designed to fit into the gable at first-floor height, also serving the proposed bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 – Larger Villages
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.3.22
Neighbour consultation period ends: 3.3.22
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The site lies within the settlement boundary of Endon, whereby Policy SS8 – Larger villages, supports development which meets the housing needs of the local community, without compromising its character. Accordingly the principle of development is acceptable subject to design and amenity matters.

The dormer harmonises with the bungalow as it would have the same design, height, materials and fenestration but would be slightly wider. Despite this, the two adjacent dormers would not harmfully dominate the roof slope and would appear in keeping with the style of the 1960s dormer bungalow. The triangular windows in the gable do not match other windows and are new features but due to their limited size do not harm the appearance of the dwelling. It is also noted that number 19 has a similar apex gable window, although slightly smaller.

The new dormer would not lead to any harmful overlooking concerns as it would be no closer to the south-facing windows, including a side facing conservatory at the neighbouring property to the north than the existing bedroom dormer and views towards this property are upwards due to the sloping land, reducing the scope of overlooking and the neighbouring property is also well screened by vegetation. The dormer would be positioned nearly 21m from this neighbour, which is a sufficient distance to protect the privacy of both parties. The front gable windows would face dwellings to the other side of the road, at least 30 metres away and those dwellings are a sufficient distance away to not encounter any harmful overlooking from the proposed windows.

CONCLUSION / PLANNING BALANCE

The proposal would not lead to any harms to visual or residential amenity and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 30.3.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council