

DELEGATED DECISION REPORT

SMD/2022/0087
Valid 15/02/2022

6 GOLDHURST DRIVE
LOWER TEAN

REAR GARDEN ROOM
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking/highways.

DESCRIPTION OF SITE

The application site is number 6 Goldhurst Drive Lower Tean, a semi-detached, two-storey dwelling which sits within a good sized plot of land. The property benefits from off-road parking space, a detached garage and rear garden. Boundaries are marked mainly by fencing/brick walls and land levels drop towards the rear boundary. For the purposes of planning policy consideration, the application site forms part of Lower Tean which is identified within the Local Plan as being a 'smaller village.' The property has an open countryside designation but is not within the Green Belt. The site does not have any Conservation Area, listed building, protected trees or flood zone constraints.

PROPOSAL

A single-storey rear extension to provide a garden room, accessed internally via the kitchen. Folding glazed doors would allow access between the house and the garden. Brickwork will match the existing house and the roof will be constructed using glazing and tiles. During the officer site visit, it was noted that excavation had commenced in readiness to form the foundations.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS9 Smaller Villages Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

Supplementary Planning Guidance

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

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

83/12295/OLDDC Extension to form garage and larger kitchen with bedrooms over.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 31/03/2022.

Neighbour consultation period ends: 15/03/2022.

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

Checkley Parish Council: No comments to make.

Severn Trent Water: Proposal falls into the following category:

- Domestic extension (subject to building over process for 225mm diameter or less) and may be unmapped transferred public sewers on property.

And request that client is directed to the website if required using the link below
<https://www.stwater.co.uk/my-supply/pipes-and-drains/altering-your-property-or-supply/building-over-sewers/>

or advise that they email building.over@severntrent.co.uk so that STW can discuss their proposed works with them.

OFFICER COMMENTS

Principle of Development

The application site is within the smaller village of Lower Tean which is identified within Local Plan policy SS9. Within the 'Smaller villages' areas, there is support in principal for a range of developments or which householder extensions are not prohibited. The application is therefore acceptable in principle with matters such as design, visual impact, amenity and parking to be considered.

Design and visual impact

There are no design objections to this proposal. The rear extension is relatively simple in its form, the use of a sloping roof and brickwork walls to match the existing house are welcomed. The splay design is not unusual and appears to be chosen in this instance to allow continued

access from the driveway into the rear garden. The extension is not disproportionately sized and would sit neatly against the rear house wall.

Wider visual impact would not be significant, views of the extension may be seen from surrounding properties/land, but the addition would not result in any adverse visual impact, it is a simple addition to a domestic property.

Neighbour amenity

There are no identified neighbour amenity issues. To the west is number 4 Goldhurst Drive, this dwelling is separated from the application site by a driveway, there are no nearby windows which would be affected. The attached dwelling (number 8 Goldhurst Drive) already benefits from a ground floor rear extension, its projection from the rear wall means that the applicant's extension will sit alongside it and will not have any overbearing/overshadowing impact upon any principal windows.

Parking/highways

Off-road parking is available within the domestic curtilage however, this application does not propose any additional bedroom space and therefore consideration of parking standards is not triggered. It is also noted that the extension would not occupy any current parking space.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions and informative notes. No materials condition is required as details are on the submitted plans.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 6/4/2022.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council