

DELEGATED DECISION REPORT

SMD/2022/0115
Valid 01/03/2022

18 BROWN HILL ROAD
BROWN EDGE

**SINGLE STOREY SIDE AND
REAR EXTENSION WITH
GARAGE CONVERSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the residential area and the amenity of neighbours

DESCRIPTION OF SITE

A detached buff brick bungalow with a shallow pitched hipped roof. The bungalow has a narrow front elevation and plot width, with longer/deeper side elevations. The plot is wedge shaped and widens out to the rear providing a wide but relatively short garden area that opens onto the open space at the rear. In the north east corner of the plot there is a detached garage with a full pitch roof on the boundary that flanks a similar garage at the neighbour's adjacent property to the north.

Brown Hill Road provides a development of bungalows, while the dwelling types vary. They are generally of a similar size and character on densely spaced plots.

PROPOSAL

The proposal is to rebuild much of, and essentially replace, the detached garage as a similarly sized flat roof structure that would be linked to the side and rear of the bungalow.

The new structure would provide a new bedroom/sitting room that would have patio windows on the side elevation opening onto patio.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS8 Larger Village Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29.04.2022

Neighbour consultation period ends: 29.04.2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Awaited

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

The Principle

The site is within the village settlement of Brown Edge, part of one of the 'larger villages' identified in the Local Plan. Here Local Plan strategy policy SS8 applies. Generally, as part of a strategy to meet housing needs, SS8 supports well designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Design and Impact on the character and appearance of the residential area

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help").

Fundamentally, the appearance of the bungalow from the front and its presentation to the street would remain unaltered. The flat roof addition would be set well back and concealed by the narrowing or pinching effect of the plot shape toward the front. The flat roof would provide the simplest and least awkward connection with the original bungalow and keep its profile and presence to a minimum, against the stepped up, retained land level of the adjacent plot to the north and the open space at the rear to the east.

The plans indicate that an off white render would be used, which would be in contrast to the buff colour bricks of the host dwelling and surrounding neighbours. It is noted

that the neighbour to north is constructed of a red/brick brick, In order to ensure that the extension harmonises with the materials in the surrounding area, it is recommended that a condition be imposed requiring the extension to be constructed with matching brick.

The proposal is respectful of the character and appearance of the original dwelling and that of the locally distinct area. The development would not be harmful to the character and appearance of the original dwelling and that of the area. It would be compliant with Local Plan policy SS8 and DC1 and the SMDC design guide in those respects.

Impact on Amenity

There would be no windows facing north or affecting the adjacent dwelling on the higher plot to the side. The development's presence on the boundary would be minimised with the use of a flat roof and because the neighbour is on a notably higher plot level the development would not be obtrusive or obscure outlook from any of the non-principle flanking windows in the neighbour's side elevation.

The new patio windows on the side elevation of the development would face south across the width of the garden and toward the shared side garden boundary of the adjacent neighbour on the south side. However, the neighbour's garden would be concealed behind their own detached garage on the boundary and direct outlook would be onto the side flanking wall of the garage.

The neighbour to the south would appear to have a second bedroom window in the side elevation of the dwelling with outlook toward the close boarded fence on the shared boundary. The outlook from the patio window toward that bedroom would be indirect and afforded between the narrow gap of the far south east corner of the applicant's bungalow and the north west corner of the neighbour's detached garage, the distance between the two windows would be 15m. It is not considered that the privacy afforded to that neighbour's second bedroom would be unreasonably compromised because of the separation distance, the indirect relationship and the narrow gap through which it can be seen. Moreover, the neighbour is clearly used to their being some exposure to that window because, being on the side, it is already apparent from areas of the applicant's garden and property and as such it is already fitted with privacy blinds.

The living conditions of neighbours would not be unreasonably affected and there would be no conflict with Local Plan policy DC1 in these regards.

Highway Safety

The development would add a third bedroom and a garage parking space would be lost. The Council's parking standards require two off road spaces for a three bedroom dwelling. The property would still retain two end to end parking spaces on the linear driveway to the side of the bungalow. The property would remain compliant with standards after the development is carried out. There is no objection from the highway authority.

CONCLUSION / PLANNING BALANCE

The proposal represents good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that relates well to the original character of the dwelling and that of the neighbours within the locality. Local distinctiveness and the character and appearance of the area would be respected and the development would comply with policy DC1 of the Local Plan and the SMDC design guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14/04/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council