

DELEGATED DECISION REPORT

SMD/2022/0130
Valid 11/03/2022

46 HILLSWOOD DRIVE
ENDON

**PROPOSED ALTERATIONS
AND EXTENSIONS TO FORM
INCREASED HALLWAY AREA
AND EN-SUITE TO MAIN
BEDROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a detached house at the northern end of Hillswood Drive. The property is on the corner of Woodvale Crescent and Hillswood Drive. The property appears to date from the latter half of the 20th century and is constructed from red brick with some upvc panel, hung tile and render detailing and a roof covered in concrete tiles of a pan tile shape. From the

The front elevation has a front bay window with a pitched tiled roof that projects horizontally to deliver a porch arrangement.

The side elevation has a white upvc conservatory.

The rear elevation has a flat roof extension. In the rear curtilage there is a detached garage accessed off Woodvale Crescent.

PROPOSAL

The proposed addition is a 2 storey front extension with a projecting gable. This will provide a larger hallway downstairs and an ensuite bedroom upstairs. The addition is in the form of a projecting gable set below the ridgeline with a dual pitched roof. It is proposed to render the addition in a light cream colour. The fenestration includes a front door set off centre to the right with a window above, with a double height feature window to the left.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

[SMD/2006/0006](#) 2006 Replacement of flat roofs on rear elevation with pitched roofs
Planning Permission - Approved

[SMD/1995/0807](#) 1995 CONSERVATORY Planning Permission - Approved

[SMD/1992/1392](#) 1992 ERECTION OF DETACHED GARAGE
Planning Permission - Approved

[SMD/1990/0778](#) 1990 EXTENSION TO FORM DINING ROOM Planning Permission
- Approved

CONSULTATIONS

Staffordshire County Council (Highways)	No objection
Severn Trent Water Buildover Team	No response
Endon With Stanley Parish Council	No response

Publicity

Site Notice expiry date: 21 April 2022
Neighbour consultation period ends: 06/04/2022

Public Comments

None

OFFICER COMMENTS

Principle of Development

The application seeks consent for extensions and alterations to an existing residential property which lies within the development boundary of Endon, defined as a Larger Village within the rural settlement hierarchy set out within Policies SS6 and SS6a. The site is not constrained by any sensitive statutory designation. Given the above, the principle of development is considered to be acceptable, subject to all relevant material considerations.

Design

Core Strategy (CS) Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that dwellings should be subordinate to the main dwelling, and respect its existing scale height and visual appearance.

Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The form of the development will add a projecting gable. This form of development is apparent in the nearby streetscene, notably at the next door property, number 48 Hillswood Drive, and the property opposite the front of the application site on Spinney Close. The form of the addition will not be incongruous in the wider setting.

The proposed addition is set well down from the ridge of the existing roof and has a narrow gable width which ensures that it avoids being dominant.

The form of the gable and the addition of the feature window will give the property a better vertical emphasis and improve its appearance.

It is proposed that the addition is rendered in a light colour. The existing property has a variety of materials, and the wider street scene includes lighter coloured finishes introduced in boarding and render. The lighter elements are generally used as detailing rather than entire elevations. However, it is notable that number 1 Spinney Close and 48 Hillswood Drive both have large areas of light render on the front elevation. The use of render on the addition is considered acceptable in this setting.

The roof materials are proposed to be interlocking concrete tiles. A condition can require that these match the existing roof.

The windows are proposed to be anthracite grey 'to match the existing'. However, the existing window frames are white. There is no objection in principle to anthracite grey window frames if the remainder of the elevation has replacement windows at the same time as the development is constructed. However, it would be incongruous if the addition had grey windows while the remainder of the elevation had white window frames. It is therefore proposed that a condition requires that the window frames are coloured to match the windows on the front elevation of the property.

The proposal is in accord with the design principles, policies SS1 and DC1 of the Core Strategy and the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

It is proposed to locate a window on the side elevation which looks onto Woodvale Crescent. This will not have any impact on neighbour amenity.

The remainder of the glazing will not look directly onto any property.

By virtue of the plot size and the detached nature of the property the addition would be overbearing or have an over-shadowing or overbearing effect on any other property.

Highway Safety

Policy T1 of the Core Strategy requires that all development is located and designed where it would not result in any adverse impacts to highway safety and be safely accommodated within the highway network.

The development will not increase bedroom space and there are no highway objections.

CONCLUSION

The proposal would not result in any significant harm to the character and appearance of the dwelling or wider street scene, and would not result in any adverse impacts in relation to the residential amenity of any neighbouring property, nor impact negatively on highway safety. The application is a sustainable form of development and in line with the Core Strategy and NPPF. It is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 4th May 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council