

DELEGATED DECISION REPORT

SMD/2022/0048
Valid 02/02/2022

19 BROOKFIELD AVENUE
ENDON

1ST FLOOR EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits within a row of large semis and detached properties within the village boundary of Endon. The street-scene is made up of properties of mix design and appearance. The site comprises of a large detached property with a front/side projecting gable with the bulk of the dwelling featuring a hipped roof together with a lean-to roof porch/ integral garage.

PROPOSAL

Planning permission is sought for a two storey front extension that will replace the existing lean-to porch and sit in line with the side projecting gable. It will feature an integral garage and incorporate the porch into the proposed addition.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1992/0634	Two storey side extension	Approved 09/11/92
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CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 24/02/22

Press Advert: N/A

Public Comments

Neighbour comments

No representatives received

Endon Parish Comments

Objection to original scheme. Out of keeping with original dwelling. Consider a gable would be preferable

OFFICER COMMENTS

Principle of Development

Polices SS2 and SS8 seek to focus future growth within the settlement boundary for Endon and to strengthen its role as a service centre.

The application site is located within Endon Village Development Boundary, close to local amenities and public transport links. This application is therefore considered to be acceptable in principle subject to matters design and amenity.

Design

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

During the planning process, amended plans were negotiated and submitted by the Agent due to the poor design of the front extension in the original proposal. The amended proposal seeks an alteration of the roof design and roof slope from the side elevation that appeared awkward and out of keeping with the design of the existing dwelling. The proposed features a gable and extends back in line with the hipped roof element of the dwelling. The proposed will be constructed using facing bricks and roof tiles to match the existing host dwelling. The re-amended plan is the final plan which is to be assessed. The amendments also respond to the comments of the Parish Council

With regards to the impact on the character and appearance of the area, the proposed extension would be a prominent feature within the street-scene due to its position on extension and scale, nevertheless, the design of the extension is sympathetic with the character of the property as it matched the projecting gable roof

making the property double ended; this is considered to be visually appealing. The amended scheme also takes careful attention when viewing the property from its side as the proposed roof appears less chaotic with the bulk of the property. When considering the scale and mass, it is recognised that the ridge of the roof is marginally higher however in this instance, the height is needed to match the degree of pitch of the existing and cover the width of the porch to simplify the appearance of the property in a sympathetic way and to ensure that the pitch matches. From this, it is recognised that whilst it will be visible from the street-scene, careful considerations have been made to be in keeping with the overall street-scene.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned to the front and side of the property. The main neighbouring property that this proposal would impact upon is the neighbouring property No.15 Brookfield Avenue.

Given the position of the extension and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbour in terms of privacy as the new windows look into the public street-scene. The first floor, as amended will be closer to the neighbours property at no.15 for the full depth of the house. However, the neighbour at No.15 has no side windows and the extension will sit alongside a blank gable. The extension will not project further than the neighbour's front or rear building line therefore, it will also not appear overbearing to the neighbour or create any issues in terms of light. Whilst the proposal may create some difficulties with regard to maintenance of both dwellings, as well as the construction of the extension, (given their close proximity) access over private land for maintenance and construction is a private, civil, legal matter between land owners and is not a material planning consideration. Furthermore, given the existing proximity of the dwellings at ground floor level this is already likely to be problematic. It is noted that the neighbours have not objected, and although the plans as amended will be closer to the boundary at first floor level than the original proposal, for the reasons set out above, it is not considered that this change would elicit any new material planning objection.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking. The submitted plans the proposal will increase the property's floor plan from 3 bedrooms to 4 bedrooms. For a property of 4 bedrooms, 3 parking spaces are required. The proposed integral garage will be smaller than then existing garage it will replace however, it is demonstrated from on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property. It meets with Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 11/05/22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council