

DELEGATED DECISION REPORT

SMD/2022/0196
Valid 12/04/2022

GREEN HEDGES STONEY
LANE
ENDON

SINGLE STOREY SIDE
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the Character and Appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE

The dwelling is located toward the eastern end of Clay Lake inside the 'larger village' of Endon. Running to the front of the dwelling, the very 'leafy' Stoney Lane coincides with a public footpath providing an unmade private drive that serves a number of dwellings.

It is a large detached two storey dwelling, that has apparently been significantly extended. The core of the dwelling has a square shaped footprint and flying hipped gable roof shapes. Additions to the side or north west elevation are two storey and link to what was a detached garage outbuilding. The addition has a full pitch roof running at a subordinate ridge level and set well back from the dwelling's original front elevation that is apparent from open driveway to the front. The dwelling is mainly faced with white painted render. To the south west the other side of the dwelling presents to a long garden that is enclosed by mature shrubbery.

PROPOSAL

To make a single storey addition to the dwelling that would extend from the side elevation or south west facing elevation that fronts onto the large garden. The bulk of the addition would present a gable to the garden containing a large full height glazed area subdivided by squared glazing bars.

Revised plans submitted on the 10th June have omitted an additional part that would have projected forward at right angles proud of the dwelling's original front elevation by 2.5m. With this omission the front of the side extension is stepped back the original front elevation by a half brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Strategy
DC1 Design Considerations

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20th May 2022

Neighbour consultation period ends: 20th May 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Endon and Brown Edge PC: Awaited

OFFICER COMMENTS

Principle of Development

The site is within the larger village settlement of Endon, as 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 Character and Appearance of the Area

Local Plan Policy DC1 of the Local Plan requiring respect for and reinforcement of local distinctiveness by positively contributing to and complementing the special character 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").

While dense boundary shrubbery screens and encloses the side south west facing elevation and garden area, the original dwelling presents what might be considered a front elevation to Stoney Lane from an open driveway. This elevation is distinct from the remainder of the dwelling in terms of its character and appearance and its prominence to side additions to the north east that have a subordinate roof line and are set well back. The dwelling's original front elevation presents a flying hip gable with three windows of the same design and proportion (two evenly spaced at ground floor and one central at first floor). The elevation makes a positive contribution to the character and appearance of the area, suggestive of a leafy suburban character of a particular mid 20th Century age.

With revision, the proposed addition would extend from the dwelling's side south west facing elevation into the garden area, with some slight set back from the dwelling's front elevation. The proposed addition would no longer project forward or proud of the dwelling's original front elevation, with appropriate respect for its dominance. Much of the side addition would be concealed within the garden screened by shrubbery.

In these respects the development would not be harmful to the character and appearance of the area and comply with the policy DC1 of the Local Plan and the Council's design guide.

Impact on neighbouring Amenity

The closest dwelling is Sunnyside to the rear and south east of the applicant's property. The side elevation of Sunnyside faces onto a large garden area and the rear of the applicant's dwelling. What appear to be principle windows in the side gable of Sunnyside, have direct outlook toward the applicant's garden approx. 20m from the boundary, these windows do not have direct out look onto the applicant's and would have outlook beyond the additions. Sunnyside has a rear wing that has what appear to be non-principal windows that face toward the applicant's dwelling from the side elevation, due to the orientation of the dwellings and the angle of the garden boundary these windows are closer to the boundary and the rear of the applicant's property, but still their direct outlook is beyond the rear of the dwelling and what would be the rear of the side addition.

Where the revised plans have removed the forward projection from the scheme, it has instead introduced a small lean to utility room where it would displace an existing shed. Here the rear projection would otherwise permitted development, but it would not unreasonably impact on the neighbour's outlook, in any event.

In these respects the development would not conflict with policy Dc1 of the Local Plan or the Space About Dwellings standards.

CONCLUSION / PLANNING BALANCE

The development would harmonise with and be respectful to the dominance of the parent building's original and most prominent front elevation and be largely concealed by dense garden shrubbery. In these respects the development would be compliant with the policy DC1 of the Local Plan and the Council's design guide. The development would not be harmful to reasonable standards of amenity available to the neighbouring dwelling. This would comply with policy DC1 of the Local Plan and the Council's 'Space About Dwellings' guidance.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 07/06/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council