

DELEGATED DECISION REPORT

SMD/2022/0049
Valid 31/01/2022

7
FLORENCE TERRACE THE
VILLAGE
ENDON

PROPOSED EXTENSIONS
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site forms part of an established ribbon of development on the fringe of Endon Village Development Boundary. The property sits at the end of a row of terraces on the southern side of the highway and has previously extended via a two storey side extension and a two stepped down lean-to rear extension. To the rear, there is a long rear garden and an outrigger.

The site sits outside of the Conservation Area and within a surface water flow routes.

PROPOSAL

Planning permission is sought for a single storey rear extension. It will connect the existing lean-to rear extension and outrigger via an extension that will extend the full width of the original main dwelling. It will feature a roof lantern and a patio door.

The extension will use materials that match the existing.

The extension will adjoin the neighbour's boundary wall. The agent has confirmed that Certificate B has been signed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 23/03/22

Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Town / Parish Comments	No comment
Staffordshire County Council Highways	No objection
Severn Trent waters	No comment
Staffordshire County Council Flood Team	No comment

OFFICER COMMENTS

Principle of Development

Polices SS2 and SS8 seek to focus future growth within the settlement boundary for Biddulph 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. 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.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

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.

It is recognised that the extension, with its roof lantern, will appear out of keeping with the style of the property however, it is will not be any worse or better than what

has been already been extended. The position of the extension, to the rear, also lends itself well as the modern extension will not be visible from the public street-scene to impact the character and appearance of the area and as it is single storey with a modest scale, this too ensures that the host dwelling remains subservient. Therefore on balance, the design of the extension is respectful of the site it sits within that will not be harmful within its surrounding area.

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 run alongside the existing rear extension. It will feature a patio door and glazed windows that will face the immediate neighbour's boundary fence at No.8. It is considered that there will be no harm to the overall living conditions of the immediate neighbour as any view of the new windows/ patio door will be screened by the high 2m fence. Any potential views will be of the small secondary window which sits just above the 2m fence. This opinion is backed by the no comments received by this neighbour.

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 a garage along a road has on-street parking. The garage is to be converted into a gym and the 3rd bedroom into a dressing room; this will reduce the property footprint to 2 bedrooms.

Staffordshire County Council Highways were consulted. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The conversion of the garage will incur a reduction in available parking however, it was noted at the officer's site visit the current parking area can accommodate parking for 2 vehicles and therefore meets with Staffordshire Moorlands Parking Standards.

County highways considered the proposal will not have a detrimental impact on the adopted highway and therefore, have no objection to the proposal. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

The property sits within an area considered to be a flooding hot spot. The Staffordshire County Council Flood team were consulted and have raised no concerns however, have suggested that the supporting advice attached to the response is forwarded. This has been sent to the agent.

CONCLUSION

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: 22/03/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council