

DELEGATED DECISION REPORT

SMD/2022/0036
Valid 24/01/2022

WESTBOURNE UTTOXETER
ROAD
UPPER TEAN

DEMOLITION OF
CONSERVATORY AND
PROPOSED SINGLE STOREY
REAR EXTENSION WITH
BALCONY ABOVE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Flood Zones
- Drainage

DESCRIPTION OF SITE

Westbourne, is a good-sized, two-storey, detached dwelling. Exterior walls are finished with a mix of red/brown brick and render. There is a drive to the front of the house, an integral garage, rear garden, a number of outbuildings and patio area. The dwelling has previously been extended. Land levels are generally flat with boundaries marked by fencing and planting.

For the purposes of planning policy consideration, the application site is located within the open countryside, outside of any settlement boundary but is not within the Green Belt. The property is located partly within Flood Zones 2 and 3. The site does not sit within any Conservation Area and does not contain any Listed Buildings/structures or protected trees.

PROPOSAL

A single-storey, flat roof, rear extension with balcony above. The extension would allow the formation of an open-plan, kitchen/dining/sitting area. French and Concertina style glazed doors would allow access to the rear garden and the replacement of a first-floor, rear window with a patio/French door would allow access to the balcony. The application form states the provision of a glazed balustrade with the extension walls being finished with render to match that of the existing house. Construction of the rear extension would require demolition of the existing conservatory.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
SD5	Flood Risk

DC1 Design Considerations
T1 Development and Sustainable Transport
Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/01089/FUL	1st floor extension to dwelling. Approved.
00/00039/FUL	Conservatory. Approved.
04/00895/FUL	Pitched roof to front of dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/03/2022
Revised consultation period expires 1st July 22

Public Comments: No representations received during the statutory consultation period.

Checkley Parish Council: The proposal seems sound provided it is in keeping with neighbouring property and Severn Trent Water and Flood Risk Management specific requirements and all other relevant statutory Consultees requirements are complied with and if there are no local objections.

SCC (Flood Risk): The site is not within the RoFSW 1 in 100 year outline and we hold no records of flooding hotspots within 20m. This site is adjacent to an ordinary watercourse. We recommend development should not take place within 2m of top of bank, to allow for general

maintenance. If works are planned to take place within the profile of the watercourse, land drainage consent may be required. As a non-statutory proposal, we have no further comments to make.

Severn Trent Water: No specific comments submitted relating to the application.

Environment Agency: We have produced a series of standard comments for LPAs to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. The proposed development is a minor extension less than 250m² located in Flood Zone 3 and therefore, this application sits within this category.

These standard comments are known as our Local Flood Risk Standing Advice (LFRSA). Please find attached a copy of the LFRSA Guidance Note which applies to this proposed development for your consideration. If appropriate, you may wish to send a copy of the relevant 'Flood Risk Assessment Guidance Note' to assist the applicant.

OFFICER COMMENTS

Principle of development

The application site is located within the open countryside, but it does not have a Green Belt designation. Local Plan policy SS10 is taken into consideration which allows open countryside domestic 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.'

Design and visual impact

The planning history files show that the dwelling has previously been enlarged with the additions including rear extensions. It is understood that one of the existing 2-storey rear wings (to which the existing conservatory is attached) is an extension and that it commenced life as a ground floor addition followed by the upper floor enlargement. A further addition is a canopy running along the principle elevation. A check of old OS maps shows that the footprint of the property is unchanged elsewhere.

The proposed extension replaces the footprint of the existing conservatory and would also extend along the back of the house. Although the house has previously been extended, the proposed addition would not have any detrimental impact upon the appearance of the original dwelling due to its proportionate size, rear elevation location and proposed matching render. There are no concerns regarding the proposed glazed balustrade.

The scheme would see part of the rear elevation being masked (much of which already is by the existing conservatory). The roof of the extension is to be used as a balcony. An upper floor rear window is to be enlarged to form a pedestrian door to allow roof-top access. The rear elevation does not have any historic significance and therefore the proposed alterations are acceptable in terms of visual impact and are considered to accord with Local Plan policies SS10 and DC1.

Neighbour amenity

There are no neighbour immediate neighbouring dwellings which need to be considered.

Parking

No issues in terms of parking requirements. This application is not proposing any additional bedroom accommodation and the consideration of Local Plan parking standards is not required.

Flood Zones

The Environment Agency's comments are noted. The applicant has submitted a document to confirm that the floor levels within the new extension will be no lower than the existing levels and flood proofing has been incorporated where appropriate. This ties in with the Environment Agency's Local Planning Authority Process Note 6 (Standing Advice to LPA's). The Environment Agency have provided an information sheet regarding Minor Developments. In the event of planning permission being approved, it is recommended that the information is forwarded to the applicant(s) as an attachment to their decision notice.

Staffordshire County Council (as Lead Local Flood Authority) have not logged any objections against the development. SCC provided the document referred to above where the applicants have confirmed floor levels and flood proofing methods (where appropriate).

In addition to the above, the application was accompanied by a report published by Rennard Consulting Limited (a flood risk and drainage design consultancy), the report does not raise any specific concerns, rather, it makes recommendations for flood resilience and resistance measures.

Drainage

Severn Trent Water do not object to the application, they state that there may be unmapped, transferred public sewers on the property and provide further information for the applicant/developer.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above within the report, the application is recommended for conditional approval.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 01/07/2022.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council