DELEGATED DECISION REPORT

SMD/2022/0252 **Valid 16/05/2022**	**10 IVY HOUSE ORFORD ROAD ENDON**	**PROPOSED DETACHED GARAGE AND EXTENSION TO REAR OF PROPERTY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is within the Endon Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Orford Road. Oakley House, 8 Orford Road (the direct neighbour) lies to the West of the proposed site and No. 12 Orford Road is situated to the East. An area of open greenbelt land runs adjacent to the site to the South. The Orford Road highway runs adjacent to the proposed site on the North.

It is noted that a number of properties within the street have been extended; however the established character of the street has been retained.

PROPOSAL

The proposed development consists of a single and a partial two storey rear extension to the dwellinghouse and a detached garage. The existing garage will be replaced with a new single storey garage. The existing kitchen, utility room and porch on the ground floor and playroom on the first storey to the rear of the dwelling would be demolished and replaced with a larger kitchen, dining area, sitting area and shower room on the ground floor and an ensuite on the first storey. The proposed single storey element of the extension would be built in an ‘L’ shape, wrapping around the Eastern side elevation and South facing rear elevation.

The proposed ground floor element of the extension would project beyond the rear elevation of the original dwellinghouse by 8.10 metres (from the stepped back part of the existing rear elevation) and 2.41 metres on the first storey. It will have a width of approximately 5.72 metres on the ground floor and 2.86 metres on the first storey. The maximum height of the two storey element of the rear extension would be lower than the maximum height of the original dwelling, being approximately 7.26 metres

and the maximum eaves height would be 5.48 metres. The maximum height of the single storey element of the proposed extension would be 4.60 metres and the maximum eaves height would be 3 metres.

The proposed detached garage would be single storey and have a simple dual pitched roof to complement the host dwelling. It would have a length of approximately 5.17 metres and a width of 2.98 metres. It would have a maximum height of 4.41 metres and a maximum eaves height of 2.77 metres.

Materials used in the construction of the proposed extension and garage would match those used in the construction of the existing dwellinghouse, including red facing brickwork, plain tiles, white uPVC and powder coated aluminium

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 14/07/2022
Neighbour consultation period ends: 17/06/2022
Press Advert: N/A

Public Comments

No public comments were received during the consultation period.

Town / Parish Comments

No objections were received from Endon Parish Council, provided that the new garage is constructed to Staffordshire Moorlands District Council's minimum standards with internal dimensions of 3.0met x 6.0met.

Staffordshire County Council Highways

Staffordshire County Council highways department have no objections to the proposed development. They have stated that parking standards for a 3 bedroom semi-detached dwellinghouse will be met, as the proposed garage and driveway would provide sufficient space to accommodate.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Endon. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Endon, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the

aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The proposed development is a two storey rear extension to the dwellinghouse and a detached garage. The existing kitchen, utility room and porch on the ground floor and playroom on the first storey to the rear of the dwelling would be demolished and replaced with a larger kitchen, dining area, sitting area and shower room on the ground floor and an ensuite on the first storey. The proposed single storey element of the extension would be built in an 'L shape, wrapping around the Eastern side elevation and South facing rear elevation. It would project beyond the rear elevation of the original dwellinghouse by 8.10 metres on the ground floor and 2.41 metres on the first storey. It will have a width of approximately 5.72 metres on the ground floor and 2.86 metres on the first storey. The maximum height of the two storey element of the rear extension would be lower than the maximum height of the original dwelling, being approximately 7.26 metres and the maximum eaves height would be 5.48 metres. The maximum height of the single storey element of the proposed extension would be 4.60 metres and the maximum eaves height would be 3 metres.

The existing flat roof garage to the East of the site would be demolished and replaced with a new single storey, pitched roof, detached garage. It would have a length of approximately 5.17 metres and a width of 2.98 metres. It would have a maximum height of 4.41 metres and a maximum eaves height of 2.77 metres.

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. Thus, as the eaves and maximum height of the proposed extensions would be lower than those of the parent building, it would be considered appropriate development in accordance with the Council's Design SPD. The two-storey rear extension would not be visible from the principle elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling due to not competing with the proportions of the parent dwelling.

Although the proposed extension would add a two storey element to the South facing rear of the dwelling, the proposed extension would reflect the style of the existing

building in terms of the roof course to complement the roof course of the rear of the dwellinghouse. The design of the proposed extension would reflect the rear wall of the neighbouring dwelling, creating a strong symmetry between the site and the adjoining neighbour. The glazing on the rear wall of the single storey rear element of the extension would match the glazing on the single storey rear element of the neighbouring property, again creating symmetry between the adjoining neighbours.

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see outbuildings subordinate to the dominant parent building. It is important that outbuildings are designed and built in sympathy with the property which they serve. Ideally, materials and the roof pitch of the outbuilding would match those of the parent building. As the proposed garage is single storey, as well as having a simple pitched roof course which complements the host dwellinghouse (more so than the existing flat roof outbuilding), it is considered appropriate in terms of its design. Therefore, the garage would not compete with the proportions of the host dwelling, as it is clearly read as an outbuilding used as incidental to the enjoyment of the host dwelling. Thus, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed extension and garage would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red facing brickwork, plain tiles, white uPVC and powder coated aluminium would be used in the construction of the proposed extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the distinctive character of the original estate which has been largely retained.

The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by Oakley House, 8 Orford Road (the direct neighbour) to the West and No. 12 Orford Road to the East. The rear curtilage of the site runs adjacent to an area of open, greenbelt countryside land. Therefore, assessment of amenity impact will only be required on the direct neighbouring dwellinghouses to the sides of the site.

The proposed extension would be positioned on the South facing rear elevation, slightly wrapping around the Eastern side elevation. The proposed first storey element of the extension would be within closer proximity to the adjoining neighbours at Oakley House, thus amenity impact assessment on this neighbour is paramount. The proposed extension would be a near identical reflection of the extension at the adjoining neighbouring dwelling at Oakley House. It would run flush with the extension at Oakley House, barely protruding outwards any further on the ground floor or first storey, thus the light amenity of this neighbour would not be impacted. As the neighbouring dwellinghouse at Oakley House is positioned to the West of the site, the single storey Eastern garage will be tucked behind the host dwelling on the opposite side to the neighbour, meaning that the neighbour would not be impacted by this at all. Thus, for the reasons above, any significant chance of overshadowing as a consequence of the erection of the proposed extension and garage would be eradicated.

Consideration has been given to whether the proposed rear extension and detached garage might be seen to adversely affect the amenity of the neighbours at No. 12 Orford Road. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 12 Orford Road could be caused by the addition of the proposed garage in the later afternoon hours. Thus the 45 degree rule has been assessed, between the corner of the proposed garage closest to No. 12 and the central point of their closest fenestration, to ensure that light amenity will not be impacted. It has been established that the 45 degree rule would not be breached, due to the substantial distance between the site and this neighbour. The proposed two storey extension would not impact the amenity of the neighbours at No. 12 Orford Road at all, due to the distance between them amongst their spacious curtilage plots. Furthermore, the impact of the extension would to some degree be mitigated by the solid brick wall of the garage positioned between the extension and this neighbour. From this observation, it becomes apparent that the amenity of No. 12 Orford Road would not be adversely impacted by the proposed extension and garage.

There would be no side windows on the proposed extension which would face the neighbouring dwellinghouse at Oakley House (as the extension would run flush with the extension at this neighbouring dwelling), therefore their privacy amenity would not be adversely impacted. Although there would be two side windows on the ground floor element of the proposed extension which would face the neighbour at No. 12 Orford Road, it is noted that the existing extension has a large side facing window which already causes overlooking between to the neighbour and its side facing windows. As such although an additional window is proposed, the degree of overlooking is almost similar to the existing arrangement. There would be no side windows on the first storey element of the extension. There would be no side windows in the proposed garage. Thus, no adverse privacy impact would occur upon either of the neighbours.

There are no houses with curtilages which adjoin the rear curtilage of the site, therefore neighbour amenity would not be impacted in this instance.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Furthermore, it is clear that the driveway of the dwelling would accommodate enough parking spaces for people habituating the dwellinghouse. Notably, the fact that the garage would be replaced would also create the provision for another potential parking space. Additionally, as the proposed extension and detached garage would be to the rear and side of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

The comments of the Parish Council are noted. Despite the internal dimensions of the garage being below standard, sufficient off parking exists elsewhere on the site to meet the Councils parking guidelines.

Staffordshire County Council highways department have stated that they have no objections to the proposed development. They have stated that parking standards for a 3 bedroom semi-detached dwellinghouse will be met.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 14/07/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council