

DELEGATED DECISION REPORT

SMD/2022/0161
Valid 24/03/2022

**1, AMBER COURT,
STOCKTON BROOK,
STAFFORDSHIRE, ST9 9NE**

**REMOVAL OF
CONSERVATORY AND
CONSTRUCTION OF TWO
STOREY REAR EXTENSION
TO FORM CONSERVATORY
WITH INCREASED FLOOR
AREA TO BEDROOMS ABOVE.
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a detached house on the inner corner of the cul-de-sac which is Amber Court. The property backs on to the A53 Leek Road and the garden is approximately 30m long. The property appears to date from the latter half of the 20th century and is constructed from red brick with a plain tile dual pitch roof.

The property has brown uPVC windows and a small porch on the side elevation.

The rear elevation has a substantial conservatory constructed from white uPVC.

PROPOSAL

The proposed addition is a 2 storey rear extension with a projecting gable. This will provide an additional downstairs reception room and reconfiguration of bedrooms upstairs to deliver more dressing room and ensuite accommodation. The addition is in the form of a projecting gable set below the ridgeline with a dual pitched roof. The addition is proposed to be inset from the host property at the side. The footprint of the proposed addition is not dissimilar to the existing conservatory.

It is proposed to construct the addition in brick to match the existing. The fenestration includes two upstairs windows on the rear elevation which reflect the current upstairs windows, two sets of triple pane patio doors on the rear elevation and a further triple glazed door on the west elevation. An upstairs side window has been removed from the scheme in response to neighbour concerns.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2014/0071 Discharge of Conditions SMD/2013 Approved

SMD/2013/1146 Replacement of 4 domestic garages. Planning Permission – Approved

SMD/1995/0006 RETROSPECTIVE APPLICATION TO RETAIN FENCE ADJ TO HIGHWAY Planning Permission – Approved

Staffordshire County Council (Highways)	No response
Endon With Stanley Parish Council	No response

Publicity

Site Notice expiry date: 20 April 2022
Neighbour consultation period ends: 24/05/2022

Public Comments

A neighbour living at Woodhaven, 2 Amber Court has commented to say that they are concerned that the non-obscured glazing proposed on the side elevation would cause overlooking of their garden. This window has now been omitted from the scheme.

OFFICER COMMENTS

Principle of Development

The application seeks consent for extensions and alterations to an existing residential property which lies within the development boundary of Endon, defined as a Larger Village within the rural settlement hierarchy set out within Policies SS1 and SS8. The site is not constrained by any sensitive statutory designation. Given the above, the principle of development is considered to be acceptable, subject to all relevant material considerations.

Design

Core Strategy (CS) Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that dwellings should be subordinate to the main dwelling, and respect its existing scale height and visual appearance.

Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The form of the development will add a projecting gable. This form of development is apparent in the nearby streetscene, in particular on the front elevations of the older properties on Leek road. This addition is on the rear elevation of the host property but that is in line with those properties. The form of the addition will not be incongruous in the wider setting.

The proposed addition is set well down from the ridge of the existing roof and is inset from the gables of the host property, which ensures that it avoids being dominant.

It is proposed that the addition is brick to match the existing property with a plain tile roof, the materials will match the existing and are therefore acceptable in this setting.

The window materials are not specified but the arrangement and proportion of the openings reflect the existing property. The materials can be conditioned to ensure that these match the existing. The applicant's agent has confirmed that the bifold

doors will be powder coated aluminium and will be delivered in a dark recessive colour. This can be controlled by condition.

The proposal is in accord with the design principles, policies SS1 and DC1 of the Core Strategy and the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The plan to insert an unobscured window in the side elevation has been amended to remove the window, addressing neighbour concerns about overlooking.

The remaining new window in that elevation will be obscure glazed to prevent overlooking.

The remainder of the glazing will not look directly onto any property.

In terms of loss of light the nearest neighbour is no.52 which does have a number of side windows facing the site. The separation distance between the elevations is over 12m, and only marginally below the standard in the SPG on 13m between a principal and flank elevation. The windows in question are slightly off-set and the main window affected a wrap around bay with outlook to the rear. With this in mind the degree of shortfall below 13m is not problematic. By virtue of the plot size and the detached nature of the property the addition would not be overbearing or have an over-shadowing or overbearing effect on any other property.

Highway Safety

Policy T1 of the Core Strategy requires that all development is located and designed where it would not result in any adverse impacts to highway safety and be safely accommodated within the highway network.

The development will not increase the number of bedrooms and there are no highway objections.

CONCLUSION

The proposal would not result in any significant harm to the character and appearance of the dwelling or wider street scene, and would not result in any adverse impacts in relation to the residential amenity of any neighbouring property, nor impact negatively on highway safety. The application is a sustainable form of development and in line with the Core Strategy and NPPF. It is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 3rd August 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council