

DELEGATED DECISION REPORT

SMD/2022/0300
Valid 20/06/2022

16 HIGH VIEW ROAD
ENDON

SINGLE STOREY SIDE
EXTENSION. SINGLE STOREY
GABLE END EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the area
Impact on the amenity of neighbours

DESCRIPTION OF SITE

A gable fronted bungalow on a corner plot. The dwelling is the end property in a row of 3 of the same dwelling type. The dwellings step up to the north along a rising land level. The adjacent dwelling to the north has a principle kitchen window in the side flanking elevation. The applicant's dwelling is on an end or corner plot where its southern side elevation is exposed to the junction with the adjoining side road.

The three bungalows have a single brick chimney stack and have tile cladding panels

in the gable fronts against red brick – typical of dwelling types of this age, circa 1970s.

The dwelling is in an established suburban residential area in the 'larger village' of Endon.

PROPOSAL

Two elements to the proposal. A rear extension that would extend 4m from the gable end of the bungalow into the rear garden, the addition would continue the form and length of the bungalow by continuing the roof line and pitch of the gable.

A flat roof side addition would extend from the exposed side elevation of the bungalow and would sit adjacent to an existing gabled addition that extends from the side of the bungalow.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0770 Side Extension and Replacement roof. REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 29.07.2022

Neighbour consultation period ends: 29.07.2022

Press Advert: N/A

Public Comments

One objection from a property to the north of the applicant's garden. Their plot is at right angles to the applicant's and the bottom of their garden adjoins the side of the applicant's.

The objector is concerned about a loss of outlook and an undisclosed detail of proposed changes to boundary treatment.

Town / Parish Comments

Endon Parish Council: Awaited

OFFICER COMMENTS

Principle of Development

The site is within the larger village settlement of Endon. 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 the Character and Appearance of the Residential Area

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage 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".

The applicant's dwelling is part of a locally distinct grouping or row of a particular dwelling type – 1970s gable fronted bungalow, shallow roof pitch, brick chimney stack, red brick and use of tile cladding. The row of three steps gently down the falling land level to the south and the applicant's sits at the end of that row with a

side elevation that is exposed to the junction and side road.

An unsightly flat roof addition would also be made to the very exposed and prominent side elevation of the dwelling that occupies an elevated corner plot. Such an addition would relate poorly and not connect well to the form and character of the original dwelling.

The proposal does not represent good design that is respectful of the character and appearance of the original dwelling or that of the locally distinct area. The development would be harmful to the character and appearance of the original dwelling and that of the area. It would be contrary to Local Plan policy SS6 and DC1 and the SMDC design guide in those respects.

However, the proposed rear addition would extend just 4m from the rear elevation of a detached dwelling, it would sit comfortably in the garden space between dwellings and would continue the form and shape of the original dwelling. To be constructed from matching materials, the development would not be particularly perceptible as being an addition or alteration to the original dwelling.

Amenity

The objector is concerned that the rear addition would obstruct or reduce their outlook at the rear of the garden. However, the addition would extend just 4m from its rear elevation, the side wall of the rear extension would not extend as far out as or begin to encroach across the bottom of the neighbour's garden. There would be no conflict with Space About Dwellings guidance in these respects.

The immediately adjacent dwelling to the north has a rear elevation that is already stepped behind that of the applicant's dwelling. An adjacent window at the neighbours bungalow is already flanked by 3.7m of the side elevation to the applicant's adjoining garage on the boundary. The centre of that window is less than 3.7m from the flanking side wall and a horizontal 45 degree sight line already breached. The proposed rear addition would extend a further 4m from the rear of the dwelling and a total of 7.7m beyond the rear elevation of the neighbour. However, the side wall of the addition would be the other side of an existing flat roof garage, 3m inside from the boundary. Although the rear addition would have greater height than the flat roof garage, with the full pitch roof, and its side wall would extend another 2m to the rear beyond the rear of the garage, much of its bulk and side wall would be hidden by the existing garage. The proposed rear addition should not impose significant additional impact over and above that of the existing garage that already flanks the neighbours window.

There would be no conflict with the policy DC1 in the regards.

Other Considerations

The objector raises concern over proposed changes to boundary treatment. However, while there might be some intention here this does not form part of the development that requires planning permission. Fences and walls can be erected without planning permission and should be agreed between neighbours accordingly.

CONCLUSION / PLANNING BALANCE

The flat roof side extension would not represent good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that is at odds with the original character of the dwelling and be an incongruous awkward addition on an exposed and prominent elevation of the corner plot. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area contrary to policy DC1 of the Local Plan.

The proposed addition to the rear elevation would work with the form and shape of the original dwelling and would sit comfortably within the street scene between buildings.

The two elements of the proposal are clearly distinguishable and a split decision is appropriate in this case, specifically requested by the applicant so that an appeal against the refusal of the side extension need not delay the rear extension from being carried out.

OFFICER RECOMMENDATION : APP/REF

Case Officer: Ben Hurst

Recommendation Date: 15/08/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council