

DELEGATED DECISION REPORT

SMD/2022/0273
Valid 24/05/2022

40 TENFORD LANE, TEAN,
STAFFORDSHIRE, ST10
4EN

PROPOSED EXTENSIONS
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbours.

- Principle of Development
- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site is number 40 Tenford Lane, Tean, a brick and tile, two-storey, semi-detached dwelling sitting within a rectangular shaped plot of land. Land levels within the site are generally flat with the rear garden gradually sloping towards the rear boundary. The boundaries are marked by timber fencing. To the front of the house there is a drive/off-road parking area whilst to the rear there is a good-sized garden. The property has previously been extended with a porch at the front and a permitted development rear flat roof single storey extension spanning across the width of the rear elevation.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

To extend the property to the side with a two storey extension. The extension will be stepped in off the front elevation and the roof height stepped down from the existing ridge level. The extension will accommodate two additional bedrooms at first floor and an outdoor storage space with timber doors allowing passage through from front to back of the property.

The extension will sit off the boundary with all works contained within the site boundaries. Windows serving the bedrooms will look out at first floor front and rear elevations and the associated ensuite windows on the side gable will be obscure glazed and either fixed or bottom hung so that they do not open outwards.

Roof will be tiled to match the host dwelling, windows and brickwork will match the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger villages strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework 2021

Including sections -
2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 5 July 2022
Neighbour consultation period ends: (13 July 2022)
Press Advert: N/A

Public Comments

As a neighbour of the applicant I do not object to the planning application, however i would like to make the following comments

-The existing fence will be removed and the new exterior brick wall will form the new boundary between properties. Any works must include the remediation of any damage to my existing property, and to my satisfaction.
-The existing fence/gate that forms the boundary makes a secure area for our dog. When the fence/gate is removed during construction I want to ensure that a temporary fence/gate is installed so that our rear garden remains secure.
-On the assumption that scaffolding is required to be sited on my property to help build the extension, I want to ensure that appropriate protection is installed to stop

any cement/mortar/bricks etc dropping onto my property, and any mess cleared up properly.

-I would like any building work and construction noise to be confined to Mon-Fri only and only between 8am- 5pm.

Town / Parish Comments

Checkley Parish Council: This property appears to have already had considerable extension and we are concerned that this application appears to extend the property up to the borderline of the adjacent neighbouring property.

Severn Trent Water

Severn Trent Water (STW) advise that statutory sewer records show that they have assets within close proximity to the site or its boundary, the landowner is advised to email STW on building.over@severntrent.co.uk so that they can discuss the proposed works.

Highways

No objection. The proposal will not have a detrimental impact on the adopted highway.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Upper Tean area as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking, drainage, and the low-risk coal development area designation.

Design and impact on character and appearance of the locality

There are no concerns about the shape and size of the extension in relation to either the existing dwelling or surrounding residential area/development. With the roof ridge to the side extension would be at a lower height to the existing roof, the proportions of the extension and the fact that it would be set back from the existing front wall of the house will ensure that it takes the form of a subordinate addition.

Tenford Lane does not have a uniform appearance although properties do have similarities including use of brickwork and the fact that they are two storey. The addition of a side extension projection out into the rear garden will not result in any harm to the street scene in terms of the resultant shape of the building and at the rear it would be predominantly screened from the neighbouring properties by the close boarded timber fencing.

The extension has been designed in a traditional design and finishes match the host dwelling. The material finishes are considered acceptable at this location. There would be no harm to the character and appearance of the area or conflict with Policy DC1 of the Local Plan.

Amenity

The application site has neighbouring properties to the west and east. To the rear of the site is an open playing field.

There have been no objections to the proposal. The addition would run down the side of the property and extend beyond the rear elevation to be parallel to the rear elevation of the existing single storey extension.

Amended plans have been submitted addressing officer concern that the extension would encroach over the boundary. The applicant's agent has confirmed that there will be no eaves overhang and all foundation works will be contained within the site boundary.

The extension would be finished in materials that match the existing dwellinghouse.

The neighbouring property closest to the extension is number 38 and has a first floor landing window that will face the side of the extension. The ensuite windows on this elevation will be obscure glazed and fixed or non-opening unless more than 1.7 metres above the floor of the room that the window is installed.

There are no neighbour amenity concerns in respect of the dwelling to the west (number 38 Tenford Lane). The proposed extension does not raise any 45 degree angle considerations.

Highway Safety

Two additional bedrooms are proposed; however, no concerns are raised due to satisfactory off road parking provision and unrestricted highway.

Drainage

As the site is in an urban area and there may be a STW assets located within or adjacent to the application site an appropriately worded informative notes can be used to inform the applicant/developer of their responsibilities.

Other matters

The neighbouring occupier has raised a number of points relating to, damage to fencing and property, ensuring that their property is secure, mess from construction work and hours of working.

These matters are considered to be civil issues rather than material planning considerations with the exception of hours of working. However, given the minor nature of the project and the fact that this is a householder application it is not considered reasonable to impose a construction hours condition. This would not prevent any issues from being dealt with under Statutory Nuisance provisions, however.

CONCLUSION / PLANNING BALANCE

An acceptable design providing additional living accommodation to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

For the reasons outlined above, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION: CONDITIONAL APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 22.08.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council