

DELEGATED DECISION REPORT

**SMD/2022/0377
08/07/2022**

**41 WITHINLEE, BASNETTS
WOOD ROAD, ENDON,
STAFFORDSHIRE, ST9 9DQ**

**PROPOSED TWO STOREY
REAR EXTENSION WITH NEW
TILED PITCHED ROOF TO
DORMER AT FRONT**

(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 41 Basnetts Wood Road, Endon a brick and tile, dormer bungalow with dormers to front and rear, single storey rear extension, detached single garage and driveway to the highway. The detached dwelling sitting elevated above the road with garden to the front, a rear paved area, and terraced gardens.

Land levels within the site slopes upwards to the rear boundary. The neighbour to the rear is not visible as they are set at a higher level up the hillside. The property has detached properties either side.

For the purposes of planning policy consideration, the application site is located within Endon 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 add a lean to roof in order to pitch the existing flat roof dormer at the front of the property. To add a tiled pitched canopy porch in front of the entrance doorway to create a focal front door to the property. To build across the rear of the property across the ground floor, extending across from the existing extension and then pushing out the rear roof space to create an additional bedroom and enlarge the bathroom and existing master bedroom.

No first floor side windows are proposed, and the rear elevation will have an obscure glazed bathroom window and bedroom window overlooking the applicants garden. At ground floor the elevation facing number 43 will have a window blocked up and new side door inserting, the existing garage blocks these from view by the neighbouring property. An additional window serving a WC is proposed on the ground floor side elevation facing number 39 fencing screens the boundary. Concertina windows will

be inserted at the rear elevation onto the relandscaped garden (applicant will be extending the existing paved area as shown on the plan, comprising excavation, and retaining walls).

Internally the layout will be reconfigured to create a large open plan sociable dining/day room family living space with two reception rooms at ground floor and three bedrooms and bathroom at first floor.

The extension will sit off the boundaries with all works contained within the site boundaries.

Roof will be tiled, and walls be brick to 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: 10 August 2022

Neighbour consultation period ends: 04/08/2022

Press Advert: N/A

Public Comments

No comments received during the consultation period

Town / Parish Comments

Endon With Stanley Parish Council: No comments received during the consultation period

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Endon 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 and parking.

Design and impact on character and appearance of the locality

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character, and appearance.

In addition, the Staffordshire Moorlands Design Guide states "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." That has clearly been considered in this proposal. From the public realm the dormer bungalow does not significantly alter in appearance, the bungalow is of an age and the alterations will refurbish and modernise it. The street is already a mixture of property sizes, styles, and finishes.

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

There are no concerns about the shape and size of the extension proposed in relation to either the existing dwelling or surrounding residential area/development. With the roof ridge of the rear extension being at a lower height to the existing roof, the proportions of the extension will ensure that it takes the form of a subordinate addition.

The addition of a rear extension will not result in any harm to the street scene in terms of the resultant shape of the building.

The rear extension has been designed not to protrude above the existing roof apex, remove the box dormer and push outwards the mass of the roof in order not to impact adversely on the surrounding built environment or the amenity of neighbours. The alterations to the front elevation are modest with the addition of an open porch to create a focal point for visitors to the property and a slope added to the existing dormer roof to improve the visual aesthetic of this property.

The finishes will complement the host dwelling. There would be no harm to the character and appearance of the area or conflict with the NPPF or Policy DC1 of the Local Plan.

Amenity

There have been no objections to the proposal. The extension will be positioned to the rear of the property and the rising topography serves to screen the extension from public view. It is considered where the windows will look onto, there will be no harm to the overall living conditions of the immediate neighbours as the new windows look into the applicant's garden and boundary screening is mature. The separation between dwellings means that there will be no overbearing or loss of light issues – there are no 45 degree code issues.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway

One additional bedroom is proposed, to create a three bedroom property. Two spaces already provided on site and satisfactory unrestricted off road parking results in adequate parking provision serving the site.

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: 19.08.2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council