

DELEGATED DECISION REPORT

SMD/2022/0320
Valid 15/03/2022

Palmbrook Foxt Road Foxt
ST10 2HN

Proposed first floor extension
to form 1 Bedroom with En-
suite (FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is a detached brick and house which appears to date from the latter part of the 20th century. It presents a gable wall to the front elevation with a single storey wrap around element with delivers the entrance porch and part of the ground floor accommodation.

The property is constructed from brown brick with a plain tile roof. The roofs are predominately dual pitch with a small area of flat roof at the rear. The property has dark brown uPVC windows.

The property is set back approximately 15m from the highway and is elevated above road level with the rising land

The rear garden is flat and laid to grass. It is 17m from the rear wall to the rear boundary.

The nearest neighbour is to the rear of the application site is immediately next door to the north.

PROPOSAL

The proposal is to add an additional bedroom above the single storey wrap around element at the side. This would retain the front porch and front part of the reception room with a ground floor height roof, and deliver a room at first floor with a dual pitch roof sloping away from the front elevation.

The initial plans have been revised to deliver the ridge line of the addition just below the ridgeline of the existing roof to avoid dominance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS10 Other rural areas 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

A detached dwelling was permitted in the curtilage to the north in 2016. This is the nearest neighbour.

CONSULTATIONS

Publicity

Site Notice expiry date: 27 July 2022
Neighbour consultation period ends: 20/07/2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Staffordshire County Council - Highways

Adequate parking provided. No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside, and therefore policy SS10 (Other Rural Areas Strategy) which states that there can be support for 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' is relevant. The adopted design SPG and SPD documents are also relevant. There are no objections in principle to a domestic extension within location, subject to

compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, neighbour amenity and highways/parking,

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 development proposed is modest in scale and will not dominate the existing building. The inset ridge line, though minimal, will ensure that the addition is secondary. The addition is within the existing footprint of the building and does not add significantly to the overall massing.

The small area of flat roof form will not be visible from the front elevation and will not be prominent from the rear, furthermore, it does not increase the existing volume of flat roof beyond the current position.

The fenestration is relatively simple with a side hung casements on the front and rear elevation. This can be conditioned to match the existing fenestration.

It is proposed to construct the walls of the addition in brick, and the roof in tile to match the host property. This will be an acceptable finish and is in line with the Design Principles.

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 massing of the proposed development by virtue of its location alongside the blank gable of the neighbour and the fact that it will not project beyond the existing building lines will not have any negative impact on privacy, amenity or light.

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 increase bedroom space but there is sufficient parking to support this and there are no highway objections.

CONCLUSION / PLANNING BALANCE

The proposal would not result in any significant harm to the character and appearance of the dwelling, or wider street scene.

It 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: 13th Sept 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

