DELEGATED DECISION REPORT

SMD/2021/0838 **Valid 20/12/2021**	**2 HILLSWOOD CLOSE** **ENDON**	**SINGLE STORY EXTENSION TO WEST GABLE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE

2 Hillswood Close is a large 2 storey detached dwellinghouse, with single storey utility room, attached to the west elevation. There is a single dormer window on the front elevation servicing the first floor. The house is constructed of dark brown brick, with grey tile.

The property has driveway space to allow three cars off street parking. There is also a large integral garage, which would give the potential for further off street parking.

PROPOSAL

Revised plans were submitted for this application to correct an error in the drawing of the existing dwelling, these did not alter the proposed scheme.

Planning permission is sought to extend the current single story utility, to create a larger kitchen, with pantry and study in the roof void. The proposed extension would be 7.149 meters by 3.884 meters. A small bin store will be constructed in the front of the property.

The proposed extension would have a single UPVC windows, and bi-folding doors in the west elevation. The north (front) elevation will not have any windows, the existing door to the utility will remain. The south (rear) elevation will have one UPVC window.

The extension will be built out of dark brown brick, to match the existing dwelling with grey tiles on a gable roof to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS2 Settlement Hierarchy
SS 8 Larger Villages Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning

CONSULTATIONS

Publicity

Site Notice expiry date: 03/02/2022
Neighbour consultation period ends: 22/12/2021
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

No comments received

OFFICER COMMENTS

Principle of Development

Endon is one of the larger rural area villages recognised in the LP, Policy SS 2 and LP, Policy SS 8. This site lies within the development boundary of Endon. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

LP Policy DC 1 states that 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.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. An extensions should respect the dominance of the original building and be subordinate to, in terms of size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower that the parent building will help.

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

The proposed extension is in proportion and is subordinate to the original building, and the front elevation is set back slightly from the building line of the existing building. Each of the properties on Hillswood Close is a large detached dwellinghouse, each of which is unique in nature with its own character. The proposed extensions will not therefore alter character of the street, particularly as the extension will be largely “tucked away” into the corner of the cul-de-sac. Whilst the bin store to the front elevation and lack of fenestration would not normally be encouraged, given again, that it will not be prominent in the street scene, the existing bin storage in this location and the existing flat roofed extension with minimal openings it is permissible in this instance. . In regards to design the proposal is deemed acceptable .

Amenity

SMDC Space about dwellings (SPD) states that the distance between front elevations containing principles windows and between rear elevations, containing three or more bedrooms should be at least 22 meters.

SMDC Space about dwellings (SPD states that the distance between the principle window and any site boundary or any solid obstruction higher than the top of the window is at least 6 meters.

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

No new windows are being placed on the front elevation of the extension. The new window on the rear elevation is approximately 42 meters away from the rear elevation of the property behind 2 Hillswood Close, which well exceeds the 22 meter guidance.

The principle elevation of the proposed extension will be a solid obstruction. The will however be approximately 21 meters away from any principal windows on the opposite property (N. 3 Hillswood Close). This well exceeds the guidance of 6 meters. The extension therefore complies with the relevant policy.

Highway Safety

LP Policy DC 1 states that new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from

necessary car use. There should be well integrated for car, pedestrian and cycle use.

LP Parking Guidance states that Class C3 (residential Dwellings) should have a number of car parking spaces sufficient for the type of residence. Up to three bedrooms, requires two spaces for residents and visitors within the curtilage of the dwelling. Four or more bedrooms requires three spaces.

The development does not add any additional bedrooms to the property, or increase the potential need to parking provisions. It also does not remove any of the existing parking previsions within the curtilage.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is in considered to in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Arne Swithenbank c/o Rachel Robinson
Recommendation Date: 14/09/2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council