

DELEGATED DECISION REPORT

SMD/2022/0385
Valid 11/07/2022

**CLIFF HOUSE, BANK END,
BROWN EDGE,
STAFFORDSHIRE, ST6 8QR**

**PROPOSED DEMOLITION OF
EXISTING FRONT
CONSERVATORY AND RE
BUILD OF CONSERVATORY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a two-storey, detached dwellinghouse constructed of stone with a slated pitched roof. The property has previously extended to the rear with a two storey extension, single storey side porch and on the front a conservatory which is the entrance porch serving the principle elevation.

The application site is located on a hillside and fronts onto Bank End.

The application site is located in the village of Brown Edge, adjacent to a commercial premises but within what is predominantly a residential area.

Land levels within the site rise from the highway, the replacement conservatory will be situated to the flat plateau area of the garden to the front of the dwelling.

For the purposes of planning policy consideration, the application site is located within the Brown Edge 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 raise the cill height of the dining room window to give a minimum height of 1050mm to cill internally. Also, to replace the existing conservatory with a new single storey conservatory with bi-fold doors that concertina and a built up and out 1m plateau, to step onto. A 900mmm steel rail will be fitted for safety.

The conservatory will replace the brown upvc roof frame and windows with grey upvc. The side walls will be natural coursed stone to match existing.

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

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

SMD/2006/1299	Two storey rear extension	Approved	28/02/2007
SMD/2022/0305	lawful development certificate for a proposed demolition of side/rear porch & rebuild of side/rear porch/wc	Approved	01/08/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 12 September 2022

Neighbour re-consultation period ends: 04/08/2022

Public Comments

No representations received during the determination period

Town / Parish Comments

No objections

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Brown Edge 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. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. The addition appears subordinate to the dwelling, the proportions acceptable and the use of matching materials welcomed.

There is already an extension positioned on the front elevation of the property, the massing remains the same and looking up from the public highway the conservatory is viewed against the backdrop of the dwelling. The visual appearance will cosmetically change but the status quo remains unchanged in terms of the appearance in terms of size, character, and form of the dwelling from outside the site.

The overall design of the replacement conservatory is acceptable, and the fact that this is a residential area consisting of dwellings of varying sizes and design, there are no visual impact concerns.

Amenity

The amenity of neighbouring properties is not considered to be adversely affected by this proposed development in terms of loss of light, overlooking or being overbearing. The impact will be no greater than as existing.

Highway Safety

None

Highway Parking

Approval of this application would not result in the intensification of use of the property. No part of the application will reduce the on-site parking space.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION:

Case Officer: P. Twigg

Recommendation Date: 22.09.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council