

DELEGATED DECISION REPORT

SMD/2022/0450
Valid 06/09/2022

1 THE DALE
ALTON

**EXTENSION TO EXISTING
RESIDENTIAL ANNEX TO
FORM A GARDEN ROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached annex within the associated curtilage of a dwellinghouse, situated in the Alton Ward. The site is within the Churnet Valley Masterplan Boundary, where rural regeneration of an appropriate nature is encouraged. The proposed site is surrounded by neighbouring dwellings comprising a section of The Dale. The Warren, The Dale is located to the South-West of the proposed site, Wyndhaven, Cedarhill is situated to the South and Alandeyne, The Dale lies South-East. The curtilage of the site adjoins the curtilage of The Dale Stables, The Dale to the North. The Dale highway which serves the proposed site is to the South-West.

It is noted that a number of properties within the street scene have been extended; however the established character of the street has been retained.

PROPOSAL

The proposed development comprises of a single storey extension to the West facing gable of the annex approved under the application SMD/2020/0665. The proposed single storey extension would allow for a garden room. The proposed extension would project beyond the West facing gable elevation of the annex by approximately 4.0 metres and have a width of approximately 3.84 metres. The maximum height would be approximately 3.55 metres and the maximum eaves height would be 2.37 metres. Materials used in the construction of the proposed extension would consist of larch weather boarding, single lap plain tiles and grey UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/0328 – Site for dwelling. Approved.
SMD/1979/0668 – Construction of replacement dwelling. Approved.
SMD/1988/0482 – Extension to form 3 bedrooms, bathroom, exercise / sauna room and games room. Not determined.
SMD/1988/0492 – Extension to form store, three garages, bathroom, three bedrooms, kitchen and lounge. Refused.
SMD/2002/0288 – Conversion of dwelling into two dwellings. Approved.
SMD/2013/1205 – Proposed garden room. Approved.
SMD/2014/0384 – Proposed garage. Approved.
SMD/2014/0640 – Erection of a holiday let cabin. Refused.
SMD/2020/0665 – Conversion of and linking together of two existing domestic outbuildings to form a single residential annex, ancillary to the existing dwelling, for the purpose of providing accommodation for a parent of the applicant (a 'granny annex'). Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/11/2022
Neighbour consultation period ends: 14/10/2022
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Alton Parish Council do not object to the proposed extension.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Alton. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located in the Open Countryside whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (3) of policy SS10 seeks to protect the quality and character of the area and requires all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape. It says that the Council will Meet housing requirements and specific needs by (inter alia): Allowing 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;

The principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020), subject to conformity with other relevant

national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, amenity and highway safety.

Design

Paragraph 130 of the NPPF sets out that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to local character including the surrounding built environment. Policy DC1 of the adopted Local Plan seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that 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 (paragraph 5.5). The key to a sensitive approach is to take note of what is there already before preparing the design to work with and not against a buildings character (paragraph 5.1)

The proposed development is a single storey extension to the West facing gable of the annex approved under the application SMD/2020/0665. The proposed single storey extension would allow for a garden room. The proposed extension would project beyond the West facing gable elevation of the annex by approximately 4.0 metres and have a width of approximately 3.84 metres. The maximum height would be approximately 3.55 metres and the maximum eaves height would be 2.37 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

Although the proposed extension would nearly match the height of the bungalow style annex on the West facing elevation, it would reflect the style of the existing building in terms of the roof course to complement the roof course of the dwellinghouse. The maximum height of the proposed extension would be set down from the host dwelling and the eaves height would match that of the host dwelling, showing how it would not compete with the proportions of the annex in line with the Staffordshire Moorlands Design Guide SPD. Thus, the proposed extension would have a subordinate relationship with the parent annex.

Initially, materials proposed to be used in the construction of the proposed extension would not have matched those used in the construction of the approved dwelling. Brick was initially proposed to be used in the construction of the exterior walls of the proposed extension to the annex, which would not match the larch weather boarding approved under SMD/2020/0665. Although the established character of the area comprises predominantly brick constructed dwellings, the approved details for the annex under SMD/2020/0665 made an exception for a dwelling constructed from larch weather boarding. Although timber is not traditionally a material considered as acceptable in the Staffordshire Moorlands, it has been considered appropriate in this instance, due to this material aiding in retaining the buildings' appearance as a garden outbuilding. Thus, the initially proposed brick would not have complimented

the larch weather boarding and would contradict the purpose of why the larch weather boarding was approved.

Revised details have been submitted since this concern was raised. Larch weather boarding, single lap plain tiles and grey uPVC would be used in the construction of the proposed extension, which would complement the host building. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the area

The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by The Warren, The Dale to the South-West, Wyndhaven, Cedarhill to the South and Alandeyne, The Dale to the South-East. The curtilage of the site adjoins the curtilage of The Dale Stables, The Dale to the North-West. Thus, it becomes important to assess whether the amenity of these neighbours would be compromised. Therefore, amenity impact assessment is essential on the neighbouring properties to the North and South of the application site.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on The Warren, Wyndhaven and Alandeyne it has been established that the proposed extension would not create loss of light amenity into the garden or any windows of the neighbours. The site comprises a detached annex amongst a spacious curtilage plot, thus it is considered that there would be enough distance between the proposed extension and these neighbours to mitigate any potential overshadowing impact which could have occurred. Furthermore, the main dwelling at No. 1 The Dale is sandwiched between the annex (where the proposed extension would be) and these neighbours, acting as another barrier to prevent loss of light. From this observation, it becomes apparent that the light amenity of the neighbours at The Warren, Wyndhaven and Alandeyne would not be adversely impacted by the proposed extension.

Although a set of bi-fold doors would be installed on the elevation of the proposed extension facing the neighbours at The Warren, Wyndhaven and Alandeyne, the main dwelling at No. 1 The Dale would be sandwiched between the extension and the neighbours, therefore privacy amenity of this neighbour would not be

impacted. Additionally, the common boundary treatment in the form of mature soft landscaping would aid in reducing privacy impact.

The curtilage of the site adjoins the curtilage of The Dale Stables, The Dale to the North-West, therefore it is important to assess the amenity impact on this building. The East to West sunlight trajectory could result in overshadowing during the morning hours. However, as the extension is only single storey and would be built approximately 10.86 metres from the common boundary between the curtilages of the two dwellings, shadowing over this neighbouring building would not occur. Thus, no amenity impact will occur due to the substantial distance between the proposed extension and the neighbouring building at The Dale Stables, The Dale.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the annex. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would be made to the annex which sits amongst a large curtilage plot, the available off road parking within the curtilage of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 01/11/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council