

DELEGATED DECISION REPORT

SMD/2022/0542
Valid 30/09/2022

**24, DRAYCOTT ROAD,
UPPER TEAN,
STAFFORDSHIRE, ST10 4JF**

**EXTENSION TO THE SIDE AND
THE PROVISION OF A FIRST
FLOOR IN ORDER TO
PROVIDE ADDITIONAL
ACCOMMODATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site is 24 Draycott Road, Upper Tean, a brick and tile, detached bungalow.

Land levels within the site rise from the highway to the rear and to the boundary to the west. The area where the extension is to be built is flat and whilst the bungalow still stands the original flat roof single storey garage is now demolished. To the rear is garden which is undergoing landscaping in order to tier it. A driveway is to the front of the bungalow, served via an existing vehicular access, onto Draycott Road.

For the purposes of planning policy consideration, the application site is located within the Upper Tean 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 roof height by 2 metres over the main body of the existing bungalow but also elongated over the footprint of the former flat roof garage, which has now been demolished.

This will allow the floor area to be doubled with the introduction of another storey and allow for the total redevelopment of the currently modest living space with the incorporation of a first floor.

Currently it is a 2 bedroom, bathroom, dining room and sitting room (garage demolished). To extend the property to the side and upwards allows for three generously sized bedrooms with an ensuite and bathroom, together with a large open plan kitchen/diner, large lounge, sitting room and office at ground floor.

The proposed palette of material finishes remains tiles and brick to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
H1 New Housing Development
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

None recorded

CONSULTATIONS

Publicity

Site Notice expiry date: 28 October 2022
Neighbour re-consultation period ends: 26/10/2022

Public Comments

One representation received during the determination period from occupants of 20 Draycott Road (immediate neighbour), stating objection regarding:

1. the proposal of a window directly opposite their only bedroom window, also the light pollution when the bathroom is being used during the night.
2. the over dominance of the first floor extension over the existing garage, and also due to the fact that the roof height is increasing. The proximity of the house to my house and the increase of height resulting in the overdominance / overbearing

nature. Also, the loss of natural light to the bedroom, which is my only source of natural light.

3. Rear projecting extension, should be subservient to the house. Causing over-massing of the roof space, would this result in light loss / shadowing to my house?

4. The loss of sunlight, shadowing impact on the immediate garden directly outside my home.

Town / Parish Comments

No comments received

Staffordshire County Council Highways

No objections and no conditions are requested

Severn Trent Water

No objections, informative will be inserted to inform applicant relating to sewer guidance information.

OFFICER COMMENTS

Principle of Development

Within the development boundary 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, and parking provision.

Design & Visual Impact

There are design objections to the proposal. The raised roofline by 2 metres to create an additional storey is dominant and consumes the original dwelling. Together with the mass of the extension and dormer alterations, the form of the existing dwelling is totally assimilated within the new reconfigured dwelling.

The adopted Staffordshire Moorlands Design Guide SPD states at para 5.5 "*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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help..... The smaller the parent building, the fewer the options for extension..... Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character*"

In this case it is considered that the proposed extensions will not be subordinate to the original building in terms of size and massing and will consume it to a point which

destroys its character. Design advice in the SPD relating to eaves and ridge heights has not been followed.

Visually in the streetscene the alterations increase the prominence and visibility of the property from Draycott Road. It currently sits alongside a bungalow of similar overall height, the other side of which are 2 storey cottages, which are set at a lower ground level creating a continuous roofscape. The addition of a first floor will appear incongruous and out of place when viewed alongside the neighbouring dwellings. The addition of a first floor over the garage, immediately alongside the neighbour will serve to emphasise and draw attention to this difference in roof height.

The overall design of the proposed development is considered not to be subordinate in terms of design and massing and does not respect the dominance of the original building, thus is considered not to positively enhance the character and appearance of the area – thereby contrary to policy DC1 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide SPD 2018.

Amenity

The proposed plan shows additional windows looking to front and rear, a scenario already in situ. The neighbour has objected to the side en suite window, however this can be obscure glazed in perpetuity, to protect privacy and the issue of light nuisance (not considered a material consideration given that curtains will be drawn to block out any light should it shine, and the site is adjacent to a well-lit main road so there is not complete darkness at this location). In terms of level of privacy, the status quo remains unchanged, and the proposal is considered acceptable.

The building over of the footprint of the former garage creates a two storey extension. The neighbour has raised concerns and it is agreed that the elongation of the building, with the increased height and massing, will be perceived as overbearing and the close proximity off the boundary to the windows on the neighbours gable elevation will adversely impact light levels.

The amenity of occupants of the neighbouring property is considered to be adversely affected by this proposed development in terms of loss of light to the bedroom window due to the minimal separation distance, resulting in the proposal being overbearing where closest to the boundary. The increased height on the extended dwelling over the footprint of the former garage would be considered overbearing for the occupants of the neighbouring bungalow.

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.

Other Matters

Consideration has been made regarding the “fallback” of a class AA extension to create an additional storey at first floor. Whilst this is a potential option it could only be delivered over the body of the original dwelling and due to the imposed conditions much of the detail of the development submitted for consideration under this application eg: window to the side elevation and dormers would result in the proposal requiring permission. It is not considered that the potential to submit alterations under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class AA justifies or gives weight to support the proposal.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the proposal is unacceptable in terms of design and street scene as well as impact on neighbour amenity and fails to comply with the relevant local plan policies as well as design advice in the SMDC Design Guide and the NPPF. It is recommended that planning permission is refused.

OFFICER RECOMMENDATION: Refuse

Case Officer: P. Twigg

Recommendation Date: 16.11.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council