

DELEGATED DECISION REPORT

SMD/2022/0540
Valid 29/09/2022

**8 HOLMEFIELD, NEW LANE,
BROWN EDGE,
STAFFORDSHIRE, ST6 8TQ**

**FIRST FLOOR STUDY
EXTENSION
(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 8 Holmefield, New Lane, Brown Edge, a detached modern brick and tile dormer bungalow situated at the north side of New Lane, neighbouring the Hall and Primary School.

The property has garden to the front and rear of the house as well as off-road parking. The site is elevated above the roadside. The dwelling is located within the development boundary of the village and within a well-established residential area. There are dwellings of differing types within the immediate vicinity of the site.

For the purposes of planning policy consideration, the application site is located within the Brown Edge and Endon Ward. The property is not located within a Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is to extend out over an existing flat roof on the front elevation to create a study room. Effectively the roofline will be continued, and the box dormer be elongated across the frontage – an infill.

A window will be inserted into the front elevation to match existing and matching bricks, render and tiles would be used.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles

SS8 Larger Villages Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport Appendix 2 Parking Guidance

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 (2021)

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

CONSULTATIONS

Publicity

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

Public Comments

No representations received during the determination period.

Town / Parish Comments

No representations received during the consultation period.

Staffordshire County Council Highways

No objections subject to three parking spaces provided on site

Severn Trent Water

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

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Ipstones 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 dormer to the front of the dwelling, would have a lower ridge line than the existing. The fenestration and brickwork detailing replicates the existing, assimilating the new dormer sympathetically within the existing roof structure.

The proposed plans confirm that all brickwork and slates would match those of the existing house. The addition appears subordinate to the host dwelling, the proportions acceptable and the use of matching materials sympathetic. The extensions will be visible in part from the public realm and from neighbouring properties, given that the design of the dormer 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

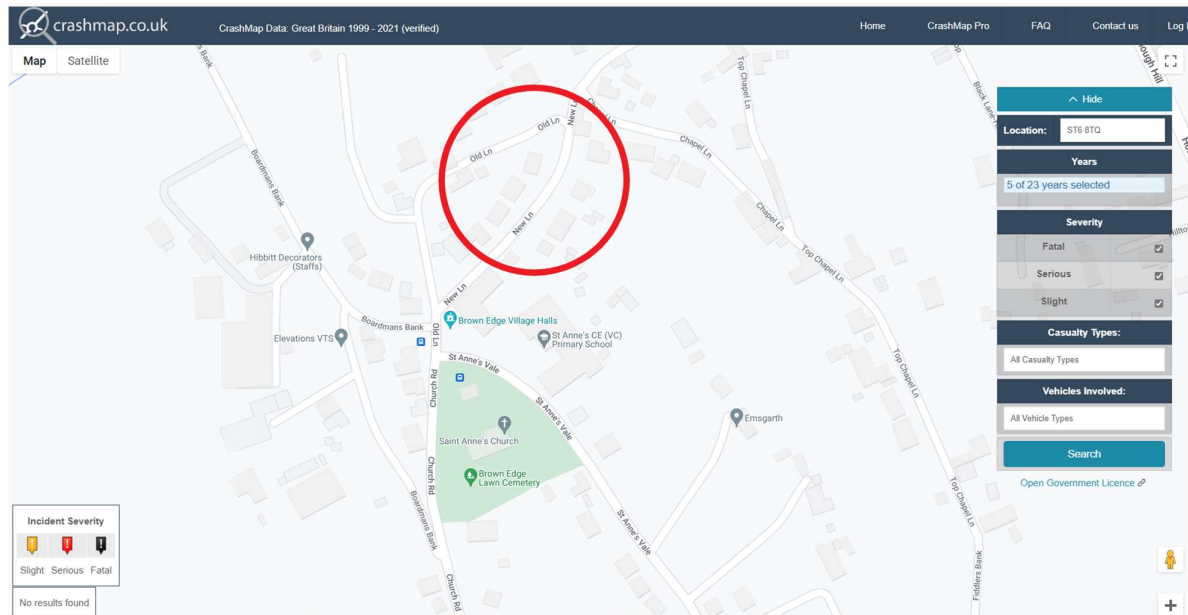
The site is within an urban setting with a mix of community premises and residential dwellings surrounding the application site, all of which experience a degree of overlooking from the existing first floor windows. The front window of this property currently look towards the memorial hall - the status quo will remain unchanged, with the dormer window having the same outlook.

The application property is a detached dwelling, the nearest residential neighbour is the bungalow on the opposite side of the road, this is set at a lower level and the host property looks away from the bungalow. The bungalow looks directly onto the blank side gable of the host property.

To the south are the community buildings, these already experience a level of indirect surveillance from the existing first floor window, there will be no additional loss of privacy resulting from the proposed development due to the positioning and separation distance.

Highway Safety and Parking

No issues arise from the proposal. Crash Map show no recent history of highway incidents in the vicinity of the site. The highways authority has requested a plan showing three car parking spaces be provided and retained thereafter on site. There are currently three spaces available for use on site. Notwithstanding there is unrestricted on street parking available to occupants and visitors to this property. It is considered unreasonable to request a plan or condition their retention on this basis.



Source Google Earth

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION: **Conditional Approval**

Case Officer: P. Twigg

Recommendation Date: 17/11/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council