

DELEGATED DECISION REPORT

SMD/2022/0537
Valid 30/09/2022

**43, THE MEADOWS,
ENDON, STAFFORDSHIRE,
ST9 9BG**

**LOFT CONVERSION WITH
DORMERS
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- **Design Considerations**
- **Impact upon Residential Amenity**
- **Highway Safety**

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Endon as defined by the Local Plan policies map. The relates to a linked detached bungalow with dual pitched roof. The dwelling has an attached flat roof garage which is attached to the garage of No.41. An open canopy projects from the rear of the dwelling. The dwelling is sited towards the head of a cul-de-sac and has off street parking to the front and modest garden to the rear.

PROPOSAL

The application proposes a loft conversion which would provide two additional bedrooms and a bathroom within the roofspace. The scheme proposes gabled dormer windows, two to the rear and one to the front roofslope.

The dwelling would become a four bedroomed property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Space About Dwellings
Design Principles
Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2012/1171 - Proposed loft conversion with dormer windows – Approved – 21/02/13

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/22
Neighbour consultation period ends: 26/10/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

OFFICER COMMENTS

Principle of Development

The application proposes the construction of an extension to a dwelling which lies within the settlement boundary for Endon, as defined by the Local Plan Policies Map. Endon is a Larger Village as identified in the adopted Local Plan where householder development is acceptable, as a matter of principle. The main considerations the design of the proposals, the impact upon residential amenity of neighbouring properties, and whether any highway safety issues would arise.

Design Considerations

The application proposals relate to a loft conversion which, in itself, does not require planning permission. The external alterations in this instance relate to the provision of dormer windows to the front and rear roof slope.

One dormer window is proposed to the front roof slope and this would be visible from the streetscene. Roof dormer windows are not a prevailing character of the streetscene. However the adjacent dwelling, No.45 does have a dormer window within its front roof slope. It is also noted that the dwelling opposite, No.12, has a two storey projecting gable to its front elevation.

The proposed dormer would be small and would be similar in its positioning and design to that within the front elevation of No.45. The dormer to the front would be appropriately positioned and proportioned so as to not result in a prominent

addition to the host dwelling. Furthermore, as observed above, the presence of a similar feature immediately adjacent would mean that the development would not cause undue harm to the character and appearance of the streetscene.

The proposed two rear dormers would not be prominent from public vantage points. The proposed materials as detailed in the application are deemed to be acceptable.

It is noted that planning permission has been approved for a similar proposal, albeit this was nearly 10 years ago.

Amenity

The proposed front dormer window would face towards a dwelling on the opposite side of The Meadows, this spacing exceeds spacing standards and is over public land in any event.

To the rear the dormers would face towards the side elevation and garden area of 15 Railway Court. The proximity of the window to the site boundary would be approximately 14m which is sufficient to ensure that no adverse overlooking would arise. Additionally, it should be noted that a much larger and intrusive dormer could be created under permitted development rights. The proposed impact through overlooking or loss of privacy is deemed to be acceptable.

No undue harm would arise through loss of daylight, overshadowing or overbearing due to the modest scale of alterations and the relationship with neighbouring properties.

Highway Safety

The proposals would result in the dwelling becoming a 4 bedroom property. There is sufficient space within the driveway to accommodate at least three cars, while there is an existing garage which, although is not sufficient to meet existing standards in terms of dimensions, could still be available. No undue knock on impacts on on-street parking would arise.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 23/11/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council