DELEGATED DECISION REPORT

SMD/2022/0392 **Valid 13/07/2022**	**9 HOLLINGTON ROAD** **UPPER TEAN**	**FIRST FLOOR REAR EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal

DESCRIPTION OF SITE

The application site is 9 Hollington Road Tean, a detached, two-storey dwelling. The dwelling forms part of a well-established residential area and is set well back from the road, there is also vehicle and pedestrian access to the rear of the property via a shared road/track which links to Greatwood Road. Land levels rise within the site from the front (Hollington Road) boundary, to the rear of the property (northern boundary). The rear garden/patio area is a stepped arrangement and boundaries are marked by hedgerows and fencing.

For the purposes of planning policy consideration the application site is located within the Upper Tean Development Boundary and a low-risk, coal development area. The application site does not sit within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A first floor rear extension to enlarge bedroom 3, add a 4th bedroom and a bathroom. The plans also show the intention of rearranging access to the existing bathroom so that it becomes an ensuite serving the master bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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.

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

01/00360/FUL	Single storey rear and side extension to form garage and utility. Approved.
SMD/2019/0462	Proposed new driveway and retaining wall. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Checkley Parish Council: No representations received within the statutory consultation period.

Staffordshire County Council Highways: No highways objections.

OFFICER COMMENTS

Principle of Development
For the purposes of planning policy consideration, the application site is located within the Development Boundary of Upper Tean. Upper Tean is identified as a 'Larger village' within the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections in relation to policy SS8, there are other material planning matters to consider.

Design and visual impact
The dwelling has already benefitted from extensions at the rear of the house in the form of a garage and utility room although the plans and the site visit show that the garage is now used as living accommodation with external access via a set of French doors. It is above the

previous extensions that the proposed additions would be situated. The extension providing the 4th bedroom and bathroom would have a gable ended arrangement whilst the addition to bedroom 3 would be finished with a hipped roof. The plans show a small section of flat roof between the 2 new roof areas which would provide an area for 2 rooflights to be installed to allow light to the first floor landing. The proposal is to use bricks and tiles to match the existing house.

There are no objections to the design of the proposed extensions. The use of matching materials is welcomed and will ensure the development harmonises with the existing house. It is recognised that this scheme together with the previous additions would result is a sizeable increase to the amount of living space at this property. However, the dwelling is not within the Green Belt nor the open countryside where there are strict controls over the sizes of proposed extensions. It could be argued that, when viewed from the side elevations, the extensions looked a little disproportionate in relation to the depth of the original house, particularly the eastern elevation. However, this is a well-established residential area with dwellings of differing sizes and designs. The rear extensions would not be overly visible from Hollington Road itself due to the positioning of the dwellings on each side of the application property. The extensions would be seen from the access road at the rear but the side views would not be overly dominant, again due to the close positioning of neighbouring properties.

It is concluded that there are no design or visual impact concerns.

Neighbour amenity

Local Plan policy DC1 advocates proposals to be 'designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance' and 'protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.' The National Planning Policy Framework (section 12) seeks a 'high standard of amenity for existing and future users. The Council's adopted Space About Dwellings standards (SPD) must also be considered.

The application site has neighbouring dwellings to both sides of it, number 7 Hollington Road to the west and number 11 Hollington Road to the east. There are no amenity impact concerns relating to number 7 due to separation distances, positioning of the dwellings and non-principle windows.

The proposal raises concerns relating to the amenity impact upon number 11 Hollington Road. Number 11 is positioned well back from the highway and roughly in-line with the applicants dwelling. Both properties are built upon rising ground (compared to Hollington Road). During the site visit it was noted there was a large window within the side wall of number 11, further investigations revealed this to be a principal kitchen window. The architect submitted a revised plan to show a 25degree vertical angle from the kitchen window, however the plan shows the 'approximate' location of the kitchen window. It must be noted that the amenity standards are guidance and that every application must be considered on its own merits.

Due to the close proximity of the kitchen window to the side wall of the rear extension, the proposed height and projection distance of the extension, the development would have an overbearing and unacceptable amenity impact upon the neighbour's kitchen/kitchen window. Due to the application property being positioned to the west of the neighbour's kitchen window, there is already a degree of overshadowing when bearing in mind the direction of the setting sun. This development would worsen the relationship between the two dwellings and whilst protection of a view is not a material planning consideration, the construction of the rear extension would result in an overly dominant stretch of lengthy and high brick wall. There is

currently some visual and daylight relief due to the applicant's sitting room (formally garage) being of single-storey height.'

Officer's have suggested removing the problematic part of the proposal and that an approval could be issued for the bedroom 3 extension, the applicants have declined this offer, presumably with the intention to appeal in the event of permission being refused.

Highways

The County Highways Officer (CHO) has assessed the proposal and raises no objections to it. The CHO comments that the number of bedrooms will increase from 3 to 4 and that in accordance with Local Plan standards, 3 off-road parking spaces would be required. The officer notes that the application site can already provide this number of spaces and therefore the scheme would have no detrimental impact on the highway. No highways related objections are raised and no conditions are recommended.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

That the application is refused on the basis of adverse neighbour amenity impact with specific reference to number 11 Hollington Road.

OFFICER RECOMMENDATION : Refuse on the basis of adverse neighbour amenity impact.

Case Officer: Lisa Jackson
Recommendation Date: 18.1.2023.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council