

## DELEGATED DECISION REPORT

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**SMD/2022/0067**  
**Valid 30/01/2023**

**GREENACRES EARLSWAY**  
**WATERHOUSES**

**FRONT, SIDE AND REAR  
EXTENSIONS INCLUDING  
KITCHEN DEMOLITION AND  
REBUILD AND RAISED EAVES  
AND RIDGE HEIGHTS TO  
PROVIDE FIRST FLOOR  
ACCOMMODATION WITHIN  
THE ROOF SPACE**

**(FULL - MINOR)**

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### MAIN ISSUES

- Principle
- Impact on Visual Amenity
- Impact on neighbour amenity
- Highways

### DESCRIPTION OF SITE

The application site relates to a detached bungalow located in Waterhouses. The site benefits from a shared access off Earlsway. The property benefits from a wrap around garden. The application site is not located within any areas of designated interest.

### PROPOSAL

Consent is sought for a number of alterations to the dwelling which is tantamount to a rebuild and therefore the application has been amended from a householder application to full planning permission.

The alterations are as follows:

- Single storey side extension to form green house.
- Two storey rear extension to form utility and kitchen dining room and accommodation in the roof space.
- Ridge increase and 2 new dormers to front and rear roof slope.
- Two storey front extension to provide new entrance porch.

The proposed development will increase the number of bedrooms at the site from two to five.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

SS1 Development Principles  
DC1 Design Considerations  
T1 Development and Sustainable Transport  
H1 New Housing Development  
SS10 Other Rural Areas Strategy  
DC1 Design Considerations

SMDC Design Guide

### **National Planning Policy Framework**

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 20.10.2022  
Neighbour consultation period ends:22.02.2023  
Press Advert: N/A

### **Public Comments**

None received within consultation period

### **Town / Parish Comments**

No objections but some concerns was raised with scale of proposed development.

### **Staffordshire County Council Highways**

No objections

## **OFFICER COMMENTS**

### **Principle of Development**

The application site is located within the open countryside.

Policy SS 10 states that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. Specifically policy SS10

states housing requirements and specific needs will be met by Allowing the conversion or replacement of an existing rural building in accordance with Policy H 1 and 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 proposed development is considered to result in a number of additions that are tantamount to a replacement dwelling, but the development does not propose to demolish the existing dwelling.

c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

The proposed development is not considered to have any special architectural merit and therefore the loss of the building through a number of additions is not considered to result in the loss of a building which is intrinsic to the character of the area. The principle of the development is therefore acceptable subject to an assessment of its impact on the character of the rural area.

### **Design and impact on visual amenity**

Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD

The existing bungalow is a modest sized true bungalow and the site is visible from Earlsway. The property benefits from a wrap around garden and therefore is capable of extensions to each side. The property is set back from the adjacent highway and is screened by trees and shrubbery outside of the site. For this reason the dwelling is only publicly visible from when gap where the access is. The property is visible from the neighbouring dwellings.

The application proposes a number of additions which increase the scale and size of the property creating a 5 bedroomed dwelling. The design includes introducing dormer windows to the front and rear as well as a two storey front porch. To the side a glazed extension is proposed. The development has taken into account the design of the properties in Waterhouses by retaining the gable design which are found on a number of properties. Although dormer windows are not a common feature in the immediate area it is considered that these small piked roof dormers are acceptable as they match the other gable extensions on the property. The proposed materials include reconstituted stone and render with Staffordshire blue clay tiles to the roof. The doors and window will be timber framed with stone head to match the existing windows. It is considered that the site is capable of accommodating a larger dwelling and that the development would not be considered to result in the erection of an incongruous form of development and the design of the property is considered to have an acceptable impact on the visual amenity of the area.

The application is not supported by any soft or hard landscaping details and therefore a condition will be attached to the permission requiring details to be submitted.

### **Amenity**

Policy DC1 requires that development must 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 only neighbour with the potential to be affected by the development is no 1 and 2 Earlsway. This neighbour is located to the south east of the application property. The rear elevation of this neighbour is located approximately 27m from the closest elevation of the application property and therefore the proposed development would not result in a detrimental loss of light or have any overbearing impact. In terms of loss of privacy due to the orientation of the application site the proposed dormers would not directly overlook this neighbour property. Therefore the development is considered to have an acceptable impact on neighbour amenity.

### **Highway Safety**

Policy DC1 states that development should provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.

The application site benefits from an existing access off Earlsway and benefits parking to the side of the bungalow. The proposed development increases the number of bedrooms for two to five and therefore the highway authority require a minimum of 3 spaces to be provided with the curtilage of the dwelling. The proposed development does not indicate where these spaces will be, but the highway authority is satisfied that 3 spaces are already provided at the site. The details of parking would also be indicated on the landscaping plans that are required to be submitted. As such the development is considered to have an acceptable impact on highway safety.

### **CONCLUSION / PLANNING BALANCE**

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

**OFFICER RECOMMENDATION :** Approve

**Case Officer: Rebecca Bowers**

**Recommendation Date: 08.03.2023**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**