DELEGATED DECISION REPORT

SMD/2023/0053 **Valid 27/01/2023**	**14 BROOKFIELD AVENUE ENDON**	**PROPOSED LOFT CONVERSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is within the Endon Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Brookfield Avenue. No. 12 Brookfield Avenue lies to the East of the proposed site and No. 16 Brookfield Avenue (the adjoining neighbouring dwelling) is situated to the West. The rear curtilage of the site adjoins the rear curtilage of Wood Cottage, Stoney Lane to the North. The Brookfield Avenue highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the street have been extended.

PROPOSAL

The proposed development comprises a loft conversion. To accommodate for the loft conversion, additions of a hip-to-gable extension and two rear dormer extensions would be made to the dwelling. The proposed extensions would create provision for another bedroom, store and ensuite. The proposed hip-to-gable extension would have a width of approximately 4.49 metres and have a length of 5.48 metres from the corner of the hipped ridge to the eaves. It would have a maximum height of approximately 3.08 metres (measured from the eaves level). The proposed rear dormer extensions would project approximately 3.30 metres outwards from the roof slope and would have a maximum height of 1.20 metres. One of the rear dormer extensions would have a width of 2.10 metres and the other would have a width of 1.88 metres. The extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including imperial sized smooth red brickwork, red/ brown plain tile and white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Design Principles SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/2023
Neighbour consultation period ends: 17/03/2023
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Endon with Stanley Parish Council do not object to the proposed loft conversion.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the

Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Endon. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Endon, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The Staffordshire Moorlands Design Guide states:

"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."

The proposed development comprises a loft conversion. To accommodate for the loft conversion, additions of a hip-to-gable extension and a rear dormer extension would be made to the dwelling. The proposed extensions would create provision for an additional bedroom, store and ensuite. The proposed hip-to-gable extension would have a width of approximately 4.49 metres and have a length of 5.48 metres from the corner of the hipped ridge to the eaves. It would have a maximum height of approximately 3.08 metres (measured from the eaves level). The proposed rear dormer extensions would project approximately 3.30 metres outwards from the roof

slope and would have a maximum height of 1.20 metres. One of the rear dormer extensions would have a width of 2.10 metres and the other would have a width of 1.88 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The street scene comprises a row of semi-detached dwellings with a varied appearance, from their roof forms to their materials. This shows how there is a lack of consistency within the street scene and a lack of local distinctiveness, meaning that there is scope for roof alterations. This being said, the pairs of semi-detached dwellings amongst the street scene are largely balanced with one another in appearance. It is without doubt that the addition of the hip-to-gable and rear dormer extensions would create an unbalance of the pair of semi-detached dwellings, meaning that the roof line of the pair of dwellings would lose its consistency. However, it must be noted that the applicants could build a hip-to-gable extension under permitted development in order to largely achieve the outcome of the loft conversion that they are looking to achieve. Thus, whilst it would undoubtedly detract from the appearance of the property and the character of the street scene, due to a permitted development fallback position, the hip-to-gable extension is considered acceptable.

The dormers would add an incongruous addition to the roofscape. The Staffordshire Moorlands Design Principles SPD states:

"Where dormer windows are appropriate the following design principles should be adhered to:
1. Dormers should be as small as possible and sited discreetly
2. Dormers should be closely related to the scale and positioning of the existing windows and to each other
3. Dormers should be closely related to the traditional pattern i.e. aligned in columns to maintain solidity with the elevation.
4. Dormers should be cheeked and can intersect the line of the eaves."

The proposed rear dormers combined would not be small, however would be sited discreetly and largely out of view from the wider public domain. They would relate to the scale and positioning of the existing windows and maintain the traditional pattern, thus would be appropriate on this style of property. Despite dormer windows not being a characteristic feature of this area, one of the dormers (on the existing part of the house) could be erected under permitted development, alongside the hip-to-gable extension. On balance, as the proposed loft conversion could be achieved in a very similar way under permitted development, there is strong enough justification to approve the proposed works despite them not being fully in character with the surrounding street scene (in terms of the balanced pairs of dwellings).

Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. A prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Imperial sized smooth red brickwork, red/ brown plain tiles and white UPVC would be used in the construction of the proposed extensions. Thus, the proposed materials would match the existing materials and

harmonise with the surrounding street scene, not detracting from the character of the original estate.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 12 Brookfield Avenue to the East and No. 16 Brookfield Avenue (the adjoining neighbouring dwelling) to the West. As the proposed hip-to-gable and dormer extensions are to the side and rear of the dwelling and the rear curtilage of the site runs adjacent to the rear curtilage of Wood Cottage, Stoney Lane to the North, it becomes important to assess whether the amenity of this neighbour would be compromised too. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the sides and rear of the application site.

Due to the close proximity between the proposed hip-to-gable and rear dormer extensions with the neighbouring dwelling at No. 12 Brookfield Avenue, it is essential that any potential amenity impact is assessed. The street scene comprises of a consistent row of dwellings which largely run parallel with one another, creating a uniform building line. Thus, the elevation of the neighbouring dwelling at No. 12 which would take impact from the proposed extensions is the side elevation. The side elevation of No. 12 is largely blank, containing one smaller sized obscure glazed window. Despite the East to West sunlight trajectory meaning that the extensions could cast some shadowing over this window in the later afternoon hours, it is apparent that it is not a habitable window as it is obscure glazed. Thus, it is clear that the light amenity of the neighbours at No. 12 Brookfield Avenue would not be adversely impacted by the proposed hip-to-gable and dormer extensions.

Upon assessment of the potential amenity detriment which the proposed extensions could bring forth on No. 16 Brookfield Avenue, it has been established that the proposed hip-to-gable and dormer extensions would not create loss of light amenity into any windows belonging to the neighbour. As the proposed hip-to-gable element of the extension would be positioned on the Eastern roof slope on the opposite side of the roof to this neighbour, no overshadowing would occur. As the sunlight trajectory travels from East to West, the proposed dormer extensions could potentially cause slight overshadowing upon the direct neighbour at No. 16 during the earlier hours of the day. There are no glazed areas which would be impacted by the proposed rear dormer extensions.

There would be no side windows on the proposed hip-to-gable or rear dormer extensions which would face the neighbours at No. 12 or No. 14 Brookfield Avenue. Therefore the privacy amenity of both direct neighbours would not be impacted at all.

Although the rear curtilage of the site would adjoin the curtilage of Wood Cottage, Stoney Lane to the North, this neighbouring dwelling would be a large enough

distance from the site to mitigate any loss of light or privacy as a result of the proposed hip-to-gable or rear dormer extensions.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 of the adopted Local Plan seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would increase the number of bedrooms of the dwelling, From three to four. Despite the addition of another bedroom, it is clear that the driveway of the dwelling would be able to accommodate for three off-highway parking spaces for the number of people inhabiting the dwellinghouse. Thus, the Staffordshire Moorlands Parking Standards would be met. Furthermore, as the extensions would be made to the roof area, the available off road parking to the front of the dwelling would not be compromised. Therefore, the proposed extensions are considered acceptable in compliance with Policy T1.

Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Although it would be detrimental to the appearance of the pair of semi's and the street scene around it, there is a permitted development fall back which means that a refusal on these grounds could not be sustained. Due to the application having no adverse effect upon neighbour and no overall impact on the highway, it is deemed acceptable under other planning policy. Therefore, the proposed extensions are recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 23/03/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council