

DELEGATED DECISION REPORT

SMD/2021/0463
Valid 12/07/2021

**17 NORTH VIEW STATION
ROAD
ENDON**

**REAR EXTENSION AND
ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES:

The main issues to consider are:

- The policy and principle justification for the proposal;
- The quality of design and impact on visual amenity;
- The impact on residential amenity; and
- The impact on highway safety and car parking.

DESCRIPTION OF SITE:

A traditional semi-detached house, with neighbouring similar semi-detached and detached two storey properties, completed in brick with a band of render completing the wall to eaves height on all elevations. The site of this proposal comprises an area of garden land at the rear of the original dwelling.

PROPOSAL:

Extension to rear of the existing property, to be completed in matching red brown brick and white render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES:

Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE 2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14; Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 - Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G)

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS:

N/A

CONSULTATIONS:

Publicity

Site Notice expiry date: 31/08/2021
Neighbour consultation period ends:06/08/2021
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Endon & Stanley Parish Council – No objection .

Severn Trent Water

Minimal impact on the public sewer system therefore no objection and no requirement for a drainage condition. Severn Trent Water advise that there may be a public sewer located within the application site. Although statutory sewer records do not show any public sewers within the area Specified.

Staffordshire County Council Lead Flood Authority

There are no recorded flooding hotspots within 20m or Ordinary Watercourses within 5m of the proposed development. The site is wholly within the Environment Agency Flood Zone 3. As the EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will

comment on the fluvial flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Alternatively, the EA may issue their Standing Advice.

OFFICER COMMENTS:

Principle of Development

The application site is located within the Endon larger village development boundary therefore the proposed development is acceptable in principle. The main issues will be design appearance and the impact on neighbouring amenity implications. The proposal is for a rear extension and it is therefore considered that the principle of the development will comply with the Larger Villages Area Strategy.

Design

Policy DC1 of the Core Strategy refers to design considerations. It states that new development should be well designed to reinforce local distinctiveness and complement the special character and heritage of the area. Development should be of high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area.

The Staffordshire moorland design guide (SPD) states that extensions should be subordinate and that contemporary extensions need to be handled carefully, responding to the scale and character of the host building.

The proposed extension is located to the rear of the property and therefore will not have a negative impact on the character and appearance of the street scene. The proposed development is single storey only and is therefore considered a subordinate addition to the host dwelling. The proposed materials are to match that of the existing dwelling. Overall, the scale of the extension will not appear dominant and will be in keeping with the existing dwelling.

Neighbouring Amenity

Core Strategy policy DC1 (Design Considerations) is in place to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook and privacy. Equally, Policy DC1 addresses matters of residential amenity, stating that matters of daylight, sunlight, outlook privacy as well as noise concerns should be addressed in regard to the proposed development. Whilst some overlooking can occur within residential areas this does not mean that all overlooking relationships are acceptable.

No. 15 North View:

No. 15 is located to the West of the application site. The proposed single storey rear extension will be screened by the existing dwelling and will therefore not have a negative impact on the neighbouring amenity on the occupiers of the property.

Montrose:

Montrose is located to the East of the application site. The proposed extension will extend beyond the existing rear elevation of the application site by approx. 3.8m in

close proximity to the shared boundary. The proposed eaves height is approx. 2.9m and the proposed ridge height is approx. 3.7m. Even though the roof is of a hipped roof design sloping away from the neighbouring property, the depth of the proposed extension, together with the height of the proposed development and its position in such close proximity to the shared boundary, means the extension would have a negative overbearing impact and appear visually intrusive when viewed from within the rear facing room of the neighbouring property (Montrose). It is also considered that the proposed development would cause a detrimental loss of light to the neighbouring property. The proposed extension would breach the 45 degree line from the centre of the principal window in the rear elevation of Montrose, which the Council's Supplementary Planning Guidance on Space About Dwellings recommends should be adhered to in such circumstances to ensure an adequate level of light to principal windows.

The orientation of the dwellings is such that the extension would be due west of the neighbours window and thus would cause a loss of morning sunlight. The problem is exacerbated by the fact that the neighbours window in question is overshadowed already during the early part of the day by the existing single storey extension at their own property. The combination of the two extensions would create a "tunnel effect" when looking out of the neighbours principal window and would thus be overbearing and harmful to amenity.

There are no privacy concerns as there are no proposed windows facing towards the side elevation of the neighbouring property.

Adequate garden amenity space would also be retained at the rear for the use and enjoyment of occupiers of the extended dwelling.

It is considered that the proposed extension would have a significant adverse impact on the neighbouring property Montrose, Station Road, especially by way of it causing an overbearing impact, appearing visually intrusive and loss of light.

Flood Risk

As a small householder extension the application needs to show that the finished floor levels are no lower than those of the existing dwelling. This is confirmed in this case by cross-section drawing T-75-003.

Impact on Highway Safety

The application site does not seek to alter the access or parking arrangements for the property. There are no additional bedrooms proposed. As such there are no significant concerns regarding parking and highway safety in relation to this planning application.

CONCLUSION / PLANNING BALANCE

In consideration of all the above the application is recommended for refusal.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Nicole Quinn

Recommendation Date: 20/03/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council