DELEGATED DECISION REPORT

SMD/2023/0160 **Valid 05/04/2023**	**9 WOODVALE CRESCENT ENDON**	**2 STOREY REAR EXTENSION, INTERNAL RECONFIGURATION WITH ALTERED AND ADDITIONAL WINDOW OPENINGS, RENDERING OF FRONT OF PROPERTY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is number 9 Woodvale Cres, Endon. A detached post war bungalow occupying a location in suburban Endon. The site is located on a significant slope and the existing rear elevation of property appears two storey tall.

The application site has off-road parking facilities and has an amenity area to the rear. The dwelling has an existing balcony.

PROPOSAL

Planning permission is sought for the erection of a two storey pitched roof extension at the rear of the property. The extension will extend from the rear of the house by 1.9m and be 7.1m wide and 7.7m high. (All dimensions are approximate). The extension will extend an existing rear facing gable. The plans indicate that the extension is to be used as a family space and dining area.

The extension will result in a bedroom losing its rear facing window and it will be replaced by a side facing window,.

The front elevation has some render on it and this will be extended this appears to be permitted development. The existing garage is to be converted part into storage and part into a utility room this change is also seen as permitted development.

For the purposes of planning policy consideration the application site is located within the larger village of Endon, it is not within a Conservation Area and there are no Listed Buildings within the vicinity.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS8 Large Village Area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations

National Planning Policy Framework

Supplementary Planning Guidance
- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
- Carparking Standards.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2000/1100 Extension to form garage (existing garage converted to bedroom) Approved 2001 and appears to have been implemented.

CONSULTATIONS

Publicity
Site Notice expiry date: 15 May 2023.
Neighbour consultation period ends: 14 May 2023

Public Comments
No comments received from Neighbours.

Parish Council
Internal alterations and rear extension to form additional living space and making use of the much lower garden space forms a playroom to the split-level construction. – **No Objection**. No increased heights, conforms with policy regarding its setting and dominance and the applicant refers to the satisfactory amount of car parking required for the size of property still being provided

Severn Trent Water
Do not object but indicate a sewer near the site and requested informative. Building over agreement.

OFFICER COMMENTS

Principle of Development
As the application site is located within the large village of Endon there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are design, visual impact, neighbour amenity and parking.

Design / visual impact
The applicants have the proposed an extension to the rear. The two storey rear extension has a pitched roof matching the house. The proposed extension while not having a subordinate relationship with the main part of the dwelling only extends the mass of the existing dwelling in sympathetic way.

The change in topography on the site is quite significant and the addition of this two storey extension on to a single storey building in this case is considered as sympathetic addition.

The application property is a post war house. The extension would appear not to cause significant harm to the character of the house or the street scene.

The property is already part rendered and the rendering of the front elevation would appear to be permitted development.

For these reasons it is considered that the design of the proposed extension is acceptable. Furthermore, the applicants are proposing to build the extension using matching bricks. All of the materials can be controlled by means of a planning condition. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity
The extension will create windows which are 1.9m closer to the neighbours to the rear and their slab levels are at significantly lower level but they will still be approximately 25 m away and this is not seen as causing any significant reduction in residential amenity for the neighbours to the rear.

The extension will be outside a 45 degree line projected from nearest rear windows of the two house which are side on to the application property.

Two side facing windows will be created facing towards no 11. One is a stairs window and effectively does not serve a habitable room. The other is the only window of a bedroom. This window will allow significant views over No 11 rear garden near the house and towards their conservatory. Thus their will appear to be significant loss of privacy (residential amenity) to that neighbour.

It would appear that the side facing bedroom window could be created using permitted development rights, it is considered to be a ground floor window. Which would give a viable fall-back position if the window was considered as causing harm to the neighbours amenity. The window could be made obscure glazed / none opening but it is considered that that would reduce the occupiers of the room amenity to an unreasonable degree. The neighbour effected by the side facing window has not made any response.

Given this situation it is not considered that this will cause potential loss of amenity to the neighbours but it is not significant.

The extension will take part of the garden of the application property. The remaining private rear amenity spaces will be greater than the 65sqm suggested in the councils guidance so it is still seen as adequate.

Parking
The dwelling will not gain any extra bedroom and the garage parking spaces will be lost. Their at least 2 off road drive spaces proposed to be retained.

The proposal thus appears to be acceptable as it meets parking guidance.

CONCLUSION / PLANNING BALANCE
For the reasons outlined above it is recommended that the application is approved subject to conditions relating to materials.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch
Recommendation Date: 24/05/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council