

DELEGATED DECISION REPORT

SMD/2023/0134
Valid 16/03/2023

**13, SANDY LANE, BROWN
EDGE, STAFFORDSHIRE,
ST6 8QJ**

**PROPOSED FIRST FLOOR
BEDROOMS AND GROUND
FLOOR PORCH EXTENSIONS
WITH INTERNAL
ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site comprises a semi-detached dormer bungalow constructed of brick with a tiled pitched roof, with dormers to front and rear..

The application site is located in the village of Brown Edge, opposite Brown Edge Methodist Church, a community based church and commercial premises, but within what is predominantly a residential area.

For the purposes of planning policy consideration, the application site is located within the Brown Edge Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.



Rear Elevation



view to rear boundary



Front elevation

PROPOSAL

Currently the bathroom is at the front of the property and due to the roof sloping the room is not a full height which is restrictive and annoying to taller members of the family, and the position of the small dormer does not add to the efficient use of the bathroom space. The priority is to relocate it and in doing so reconfigure the space to provide a bathroom that the whole family can use comfortably whilst maintain three bedrooms.

To the rear it is proposed to add an extension over the footprint of the existing single storey rear extension, grey profiled roofing tiles and red facing brickwork will match existing, with a window inserted looking towards the blank gable of a new build residential dwelling. The existing chimney will be removed. This will assist in the reconfiguration of the first floor, to create a usable family bathroom and maintain three bedrooms.

To the front at ground floor a porch will be added and not project beyond the existing garage. It will have a flat roof. Currently this house does not have a front door, you enter the house via the door on the side. The porch will create a focal front door and allow a space to step into and a place for hanging up coats and leaving boots before entering the house. The current entrance will revert to being the back door to the property.

Initially it was proposed to build above the garage, this raised concerns regarding design imbalance and agreement was reached to delete this element from the proposal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger villages strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

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

No recorded planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 20/04/2023

Neighbour re-consultation period ends: 07/04/2023

Public Comments

No representations received during the determination period

Town / Parish Comments

No comments received during the determination period

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Brown Edge area as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. The addition appears subordinate to the dwelling, the proportions acceptable and the use of matching materials welcomed.

There are already ground floor extensions at front and rear that project out and the proposal to build above, whilst increasing massing, the first floor rear extension is designed sympathetically to respect the form, scale, and materials of the host dwelling.

The rear elevation is not viewed from the public realm.

The front alterations will be visible from the street; however the dwelling is set back from the roadside and the extension will be viewed against the backdrop of the dwelling. The visual appearance will cosmetically change but in terms of the appearance it should be viewed in context of a very mixed streetscene.

The overall design of the alterations is acceptable, reflective of size, character, and form of the dwelling and the fact that this is a residential area consisting of dwellings of varying sizes, finishes and designs, there are no visual impact concerns.

Amenity

The amenity of neighbouring properties is not considered to be adversely affected by this proposed development in terms of loss of light, overlooking or being overbearing.

Highway Safety

None

Highway Parking

Approval of this application creates an additional bedroom; however the site is capable of parking three vehicles on the driveway, there is on street unrestricted parking available (parking layby opposite), and Brown Edge is a sustainable location and served by an hourly bus service. The application will not reduce the on-site parking space available.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION: **Approve with conditions**

Case Officer: P. Twigg

Recommendation Date: 22.07.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council