DELEGATED DECISION REPORT

SMD/2023/0281 **Valid 09/06/2023**	**12 DAISY AVENUE** **IPSTONES**	**DEMOLITION OF EXISTING SINGLE STOREY FLAT ROOF REAR EXTENSION AND ERECTION OF TWO/SINGLE STOREY REAR AND SINGLE STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

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

DESCRIPTION OF SITE
The application site is 12 Daisy lane, Ipstones, an end terraced house inside the development boundary for Ipstones. The house fronts on to a parking area at the head of a road. The application site does not have off-road parking facilities. Ipstones is classified as a larger village in the Local Plan.

PROPOSAL
Planning permission is sought for the erection of a two storey rear extension, a single storey rear/ side extension (both pitched roofed and a small single storey flat rear extension.

The two storey rear extension will be 1.6m deep by 4.2m wide ridge height 7.0m and have a rear facing gabled roof. The single storey side and rear extension will have a gable end facing rear wards and one facing sideways. The maximum dimension of this extension will be 9.3m by 7.4m with a ridge height of 4.7m.

The existing flat roofed rear extension will be demolished and replaced with flat roofed extension, which will be deeper. The maximum dimension of the expanded rear extension will be 4.1m by 3.2m with a roof height of 3.0m.

The plans indicate that the first floor extension will be used for an extended bedroom.

The ground floor will be used for extended living accommodation and a ground floor bedroom which is designed for disabled access which will have a wet room.

For the purposes of planning policy consideration, the application site is located within a large village.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
SS1 Development Principles
SS8 Larger villages Areas 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.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Records show no recent planning history.

CONSULTATIONS
Publicity
Site Notice expiry date: 6 July 2023**.**
Neighbour consultation period ends: 5 July 2023

Public Comments
No public comments received.

Parish Council:
Responded that they support its approval.

SCC highways
No comments received.

Severn Trent Water.
Sewer records indicate that there is a sewers on the site. An informative is proposed to be added to any approval.

OFFICER COMMENTS

Principle of Development
As the application site is located in the boundary of larger village, 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 effect on the openness of the design, visual impact, neighbour amenity and parking.

Design / visual impact

The applicants have the proposed a two storey rear extension. The extension is set back from the side of the house which is attached to a neighbour. The gabbled roof of the extension is set down from the existing roof but the eaves level is still the same. The two storey rear extension is considered to be subservient to the existing house and it has matching fenestration.

The single storey side and rear extension is pitched roofed would be set well back from the front wall and will match the character of the house. The front of the extension is subservient to the house and matches the design. The roof structure at the rear is complicated but overall matches the design of the house and the rear section will not be visible from any public vantage points. The house and its attached neighbour already have flat roofed rear elements.

For these reasons it is considered that although the overall scale of the extension are large, their design and limited visibility from the public domain are acceptable. Furthermore, the applicants are proposing to build the extension by using matching materials. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity

The house is located in a suburban setting in a development of other houses. The two storey rear extension will not cause significant harm to the amenity of the neighbour merely moving the first floor window of a habitable room slightly to the rear, which would slightly increasing the overlooking of the neighbours garden towards its rear. The two storey mass of the extension is set away from the boundary with the attached neighbour and the extra mass would not breach the 45 degree line or cause any significant harm to their amenity.

The single storey extension will be by an existing single storey extension that the attached neighbour has on the boundary so will cause no loss of amenity. The neighbour to the south west is sideways faces on to the extension. There is a substantial amount of vegetation on the boundary between the two which would prevent views to and from this neighbour at ground level. The extension has habitable rooms facing the neighbour, including a bedroom. That neighbour has no side facing first floor rooms looking towards the neighbour. The bedroom window and patio doors will look southwards, towards the boundary treatment with the neighbour at number 13, which is formed by a substantial hedge. This will provide a sufficient screen to protect the privacy of this neighbour. In respect of the properties in Froghall Road, the windows are positioned over 27m, which more than meet the Councils privacy standards of 22m.

The outlook from the ground floor side facing windows in the extension is considered to be sufficient for the habitable rooms.

The extensions will cause no significant effect on the amenity of the neighbouring properties.

Parking

The dwelling will gain one extra bedroom making it a three bed house, which will not significantly increase the parking demand for the property according to the LPA parking guidance. The house has no private parking sharing an area at the front, although from my site visit, off parking in the cul de sac is available.

The proposal thus appears to be acceptable in terms of parking provision.

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

OFFICER RECOMMENDATION :

Case Officer: Alan Lynch
Recommendation Date: 24/07/2023

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council