**DELEGATED DECISION REPORT**

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| **SMD/2023/0300**<br>**Valid 23/06/2023** | **56 SCHOOL LANE**<br>**CAVERSWALL** | **PROPOSED EXTENSION TO SIDE, FORMING STUDY, SHOWER ROOM, UTILITY AND STORE AND DEMOLITION OF EXISTING GARAGE**<br><br>**(FULL - HOUSEHOLDER)** |

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

**DESCRIPTION OF SITE**
The application site is a semi-detached suburban house part of the settlement of Caverswall (Cookshill Section). The dwellings name is 56 School Lane. The dwelling fronts on to the road and the site is generally level the application property is located in the middle of a row of houses which appear to have been constructed at the same time. The application site has existing off-road parking facilities.

**PROPOSAL**
Planning permission is sought for single storey pitched roofed side and rear extension to the house. The rear extension projecting from the proposed side extension. The side extension will be the whole depth of the property. The total dimension of the extension will be 10.4m deep by 2.9m wide the rear projection is 2.1m and the maximum roof height is 4.0m. (All dimensions approximate).

The dwelling currently is of brick and tile. A garage in the rear garden is to be lost. The plans indicate that the expanded dwelling will be used for a study, utility, shower and store.

For the purposes of planning policy consideration the application site is located within the smaller village of Caverswell and is not in the green belt.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**
SS1 Development Principles
SS9 Small Villages 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.

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent history

## CONSULTATIONS

**Publicity**
**Site Notice expiry date**: 25 July 2023.
**Neighbour consultation period ends:** 18 July 2023

**Public Comments**
No comment on the application received

**Parish Council**
Not Object. Comments: Caverswall Parish Council have no objection to this application subject to neighbours approval.

**SCC Highways**
It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection to the proposal (application number SMD/2023/0300).

**Severn Trent Water**
Request an informative be added to any approval.

## OFFICER COMMENTS

**Principle of Development**
The application site is located inside the smaller village and it is located outside the Green Belt. The Green Belt surrounds the settlement but it is excluded from it. The form of the application creates 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 proposed a side and rear extension to the dwelling.

The design is simple in form. The change of the house will be visible from the front will be in character with the styling of a suburban house. This part of the extension would appear to be permitted development. The rear extension was a roof structure which is different to the houses existing form but it is not seen as causing any significant harm to its character and the character of the area.

Matching material are proposed to be used. The house has a section of render on its front elevation. The side wall of the extension is proposed to be rendered to match and this could be added to the wall if constructed in brick using permitted development rights after the development was complete. The neighbouring houses

are part brick and part render. The visibility of the rendered section from the public vantage points will be limited.

For these reasons stated above it is considered that the design of the proposed changes is not unacceptable with the addition of a condition.

**Neighbour amenity**
The house is located in a suburban setting in a row of other dwellings. The additional mass of the expended property is not seen as causing harm to the amenity of the neighbouring properties. The mass at the side is permitted development. The side and rear element does not cut a 45 degree line projecting from the neighbouring properties windows.

The proposed works will not result in any significant harm to the amenity of neighbouring properties.

**Parking**
The dwelling will not gain an extra bedroom. The existing garage to be demolished does not provide a practical parking space being located at the rear of the house down a restricted passage. The front garden of the property is hard standing and two parking spaces exist in the front garden already meeting parking guidance.

The proposal thus appears to be acceptable in its current form .

**CONCLUSION / PLANNING BALANCE**

The proposed extension will not cause harm to the character of the dwelling, the amenity of neighbours or parking provision. For the reasons outlined above it is recommended that the application is approved subject to conditions.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Alan Lynch**
**Recommendation Date: 17/08/2023**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**