

DELEGATED DECISION REPORT

SMD/2023/0123
Valid 29/03/2023

NETHERLEE NEW CLOSE
AVENUE
FORSBROOK

**INTERNAL ALTERATIONS,
INSTALLATION OF DORMERS
AND WINDOWS, RAISING THE
RIDGE HEIGHT AND
CREATION OF FIRST FLOOR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is a detached suburban bungalow inside the development boundary for Forsbrook. The dwellings name is Netherlee, Newclose Ave Forsbrook. The dwelling fronts on to the road but is behind a tall hedge. The rear of the site slopes down steeply and the rear of the property is at first floor level compared to ground level at the rear. The garden sloping down more so the rear of the property is significantly above the dwellings to the rear. The application site has off-road parking facilities.

The road it is located is one of considerable variation of dwelling types and design.

PROPOSAL

Planning permission is sought for the remodelling of the bungalow into a dormer bungalow. The ridge height of the building will increase by 600mm, (an existing front facing gable end will be increased in height) the dwelling will gain 2 small pitched roofed dormers on the front of the roof slope and two on the back. (the dormers are of different sizes but are approximately 2.0m wide by 2.3m tall) At the rear a small projecting gable end will be removed replaced by a larger one. (2.5m deep, 5.5m wide by 5.8m high to its ridge) with a balcony under it. (Partly incorporating a smaller existing balcony. The foot print of the dwelling will not materially change. The dwelling currently is of brick and tile. (all dimensions approximate)

The plans indicate that the expanded dwelling will not gain an extra bedroom the property being 4 bed.

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: 4 May 2023.
Neighbour consultation period ends: 4 May 2023

Public Comments

No comment on the application received

Consultees

No response from consultees has been received.

OFFICER COMMENTS

Principle of Development

As the application site is located in the boundary of larger village and outside the Green Belt. The form of the application 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 remodelling of the dwelling. The increase in height of the dwelling and the addition of the dormer windows will cause some change to the character of the house but as it is located in an area where there is variety of designs of houses then the change to the character which is not considered unattractive is not seen as causing harm. The changes to the rear can be viewed in a similar light.

The house is at present constructed in brick with a tiled roof the design as proposed was initially to be changed to one with a large amount of cladding and render. The applicant was been asked to change these materials which are normally seen as unacceptable. They have demonstrated that there are a number of dwellings in the area with similar render and indicated that it is difficult to match bricks. Therefore the

render element is considered to be acceptable. However, cladding is directly contrary to the advice in the adopted Design Guide. Therefore, subsequently they agreed to render all of the property and then submitted an amended plan which showed this.

For these reasons stated above it is considered that the design of the proposed changes, as amended is acceptable.

Neighbour amenity

The house is located in a suburban setting in a row of other dwellings. A number of side windows are proposed. The ground floor side windows serve bathrooms and utility rooms and therefore do not give any particular cause for concern. At first floor level in the south elevation is a bathroom and a 2nd bedroom window. With regard to the latter, this will face the gable of the neighbouring dwelling to the south. However, this is a bungalow, and therefore in reality the view will be over its roofscape towards the properties in Portland Drive. These are sufficiently far away to avoid any adverse impacts on privacy. The bathroom window is not a habitable room and does not cause any concerns.

Turning to the north elevation, a study window is proposed. This will overlook the garden area and rear elevation of the property to the north and it is therefore recommended that this window is fitted with obscured glazing.

The existing property has a small balcony on the rear western corner of the dwelling. Further a patio type area just wide enough to be used as sitting out area is located at the rear of the property. From the open areas at the rear of the property some views can be obtained over the surround properties to the rear. This view causes harm to the privacy of neighbours and this is increased by the higher level which this properties slab level is significantly higher than the neighbours. The areas available to be used for this uses is limited in depth and open but does allow extensive views over the neighbouring properties to the rear.

The new proposal will create a balcony 5.5m by 2.5m (approximate size) this new balcony will allow a greater degree of utility as there is considerably more potential to sit out on it because of its larger size but the views can be gained already from the rear patio / balcony. The proposed works will result in the creation of a balcony but will not cause any real increase in overlooking over the neighbours property.

With regard to overshadowing, the proposal will not result in any loss of direct sunlight to the property to the south, due to orientation and the east – west trajectory of the sun. Whilst there is more potential for overshadowing of the property to the north, there is greater separation between the dwellings. Also the main bulk of the new additions is at the front on the opposite side of the building.

It is noted that no neighbour objections have been received. Overall, therefore it is concluded that there would not be any harm to the amenity of neighbouring occupiers.

Parking

The dwelling will not gain an extra bedroom it will still be 4 bed. The off road parking area will not change and property will retain drive space for the parking of three cars off road. The proposal thus appears to be acceptable in its current form .

CONCLUSION / PLANNING BALANCE

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: 25/08/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council