DELEGATED DECISION REPORT

SMD/2023/0352 **Valid 14/07/2023**	**WITHINLEE 41 BASNETTS WOOD ROAD ENDON**	**PROPOSED TWO STOREY REAR EXTENSION WITH NEW TILED PITCHED ROOF TO DORMER AT FRONT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking/highways
- Coal (Low-risk) area.

DESCRIPTION OF SITE

The application site is number 41 Basnetts Wood Road, Endon, a detached, brick and tile dormer bungalow which sits at an elevated roadside location. The dwelling benefits from off-road parking, a detached garage and front and rear garden areas. Land levels rise steeply from the roadside towards the rear boundary of the house. There are dwellings on all sides of the application site although the property to the rear is fairly well hidden from view due to the land level differences and boundary treatment.

For the purposes of planning policy consideration, the application site is located within the Endon Development Boundary and a Low-risk coal area. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Permission is sought for a two and single storey rear extension, sloping roof above the front dormer and an open-sided porch with pitched (tiled) roof. Blue/grey interlocking roof tiles would be used and the plans show the intention of rendering all sides of the house (once extended). Proposed render colour is white. The extensions, together with internal alterations, would result in a dwelling with a lounge, play room, utility, shower room and open-plan family/kitchen/dining room at ground floor level. First floor accommodation would comprise three bedrooms (master with walk-in wardrobe) and a separate bathroom. Principal windows would be contained within the front and rear walls only.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger villages strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

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

NMA/2023/0007	Non material amendment relating to SMD/2022/0377. Withdrawn.
SMD/2022/0377	Proposed two storey rear extension with new tiled pitched roof to dormer at front. Approved.

CONSULTATIONS

Publicity

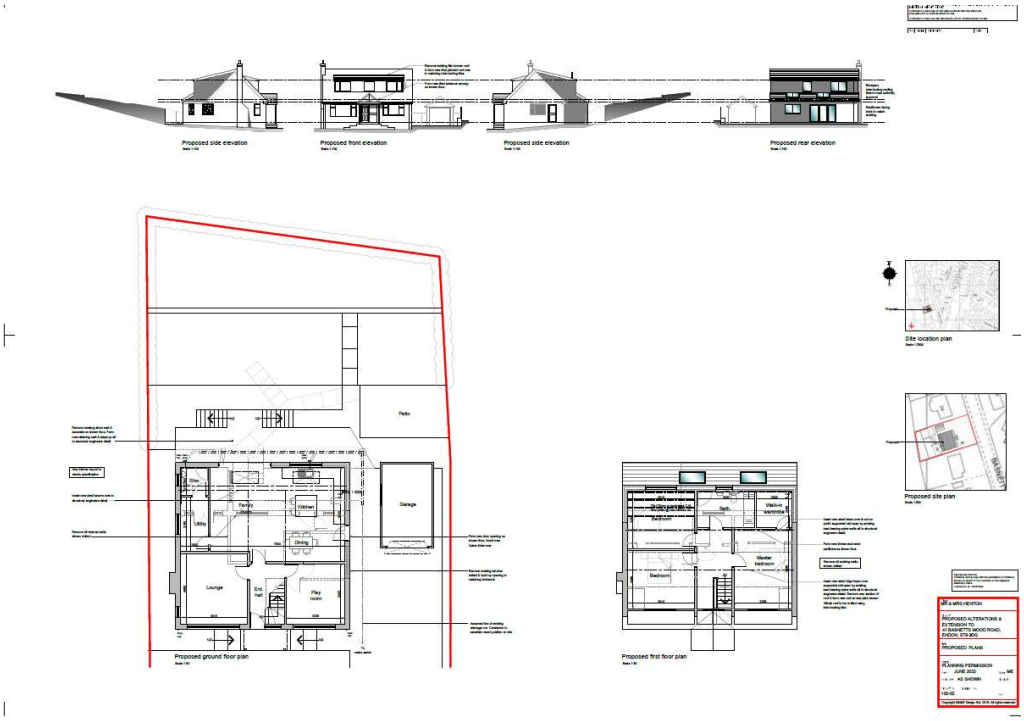
Site Notice expiry date: 09/09/2023.
Neighbour consultation period ends: 09/08/2023.

Public Comments: No representations received.

Endon with Stanley Parish Council: No objections.

OFFICER COMMENTS

Principle of Development
Local Plan policy SS8 identifies the Endon 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. It is noted that a recent application has been approved under reference number SMD/2022/0377 (dated 2nd September 2022). The approved scheme is shown below.



The current application proposes two changes to the approved scheme.

1. Minor alterations to the arrangement of the approved windows at ground floor level on the rear elevation. The approved scheme had bi-fold doors and one separate window, the proposed scheme has bi-fold doors, one small and one full height window.
2. Scheme now proposes the application of render to the whole house rather than using matching brickwork which was referenced on the previously approved plans and was included in a materials condition.

Due to the fact there is an extant consent for the extension (identical in size and shape to that shown in this application), the current scheme needs only to be considered in terms of any issues raised by the application of render and the window alterations.

Window alterations

No concerns regarding shape, size or location. Due to their location on the rear elevation there are no street scene concerns and there are no neighbour amenity overlooking matters. This part of the proposal is acceptable.

Render

The existing house is constructed with facing brickwork. The previously approved application proposed the use of matching brickwork, the applicant now wishes for a white render to be applied to the whole property The application dwelling occupies a very visually prominent and elevated position within the street scene. The change from a brick-faced property to one completely covered in render, will be a stark change from its current appearance. There are many surrounding properties within Basnetts Wood Road that have a render finish. Photographs within the application file show rendered properties across the road as well as neighbours on both sides (north and south). In many instances applying render to an entire house can raise street scene concerns. However that is not the case here due to the site's surroundings; a condition could secure the exact colour/type/texture before its application.

Coal (Low-risk) area.

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

The application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 29/9/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council