DELEGATED DECISION REPORT

SMD/2023/0393 **Valid 02/08/2023**	**30 RIVERSIDE ROAD** **UPPER TEAN**	**REAR EXTENSION AND ROOF ALTERATION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Impact on Visual Amenity
- Impact on Neighbour Amenity
- Highways

DESCRIPTION OF SITE

The application site relates to a detached bungalow located in Upper Tean. The proposed benefits from a private driveway with a internal garage with a private garden to the rear. The application site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of a single storey rear extension and alterations to the existing roof to provide a higher ridge height for the garage/dining room at the side of the dwelling. The extensions will be constructed in brown facing brick, with a plain tile roof with cream timber windows to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS 8 Larger Villages Areas Strategy

National Planning Policy Framework

Section 11 and 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 26.09.2023
Neighbour consultation period ends:31.08.2023
Press Advert: N/A

Public Comments

One letter of representation has been received with no objections to the development.

Town / Parish Comments

Checkley Parish Council has no objection to the development.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Upper Tean The Local Plan identifies Upper Tean as a larger village. Policy SS8 states that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character.

As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the visual amenity of the area and neighbour amenity.

Impact on Visual Amenity

Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The Design Guide SPD states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The development proposes alterations to the roof height of main dwelling and proposes a single storey rear extension.

The alterations to the roof would increase the height of the existing hipped side garage/dining room so that it matches the height of the main roof. The proposed extension would not necessarily be subservient to the main dwelling as the eaves and ridge height would now match. However, the proposed development would provide a balanced roof with the smaller hipped roof extension on the front of the main dwelling. For this reason, the development would have minimal impact on the visual amenity of the area.

The existing projecting front gable would help to disguise any mismatch of materials.

The extension to the rear of the property would not be visible from the public highway and therefore this element of the scheme would have negligible impact on the visual amenity of the area. The proposed extension has been designed so that it remains subservient to the main dwelling its terms of its scale, size and proposed building materials.

Amenity

Policy DC 1 states that all development should protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The neighbour with the most potential to be affected by the development is the neighbour to the north, no 28. This neighbour is also a bungalow and benefits from a detached single garage. The proposed rear extension projects approximately 3.9m beyond the rear wall of this neighbour and proposed a roof height of approximately 4.6m. The development would result in some loss of light to this neighbour due to the proximity to the shared boundary and the roof height of the extension. However, the loss of light would relate to the area in front of the detached garage which is a driveway serving the neighbour. As such loss of light to this area would not warrant refusal of the application. A single window is proposed on the side elevation of the rear extension that would face this neighbour. As this window is set back from the shared boundary and faces the driveway this window is not considered to result in an unacceptable loss of privacy or overlooking of this neighbour especially given the existing boundary hedging to this side.

The works to the roof of the main dwelling are considered to have minimal impact on the occupiers of no 32 as the development retains the existing eaves height and the development proposes a hipped roof and therefore although the roof height will increase the main bulk of this extends away from the shared boundary.

Highway Safety

The proposed development would not introduce any additional bedrooms at the property as the extension proposes to increase the room sizes of bedroom 2 and 3.

The development proposes to retain the existing parking spaces to the front of the property. As such the development has an acceptable impact on highway safety

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rebecca Bowers
Recommendation Date: 20.11.2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council