DELEGATED DECISION REPORT

SMD/2022/0554	**1 SHANGRI LA**	**PROPOSED REAR EXTENSION**
Valid 23/11/2022	**LOCKWOOD ROAD**	
	KINGSLEY HOLT	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Impact on Visual Amenity
- Impact on neighbour amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to a detached bungalow located within Kingsley Holt. The property benefits from a garden and driveway to the front. With a driveway to the side serving a detached garage at the rear. The property also benefits from a private garden to the rear. The site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of an extension to the rear of the bungalow. The development would provide the property with an additional bedroom to become a 3 bedroom dwelling**.**

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Section 11 and 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0691- The proposed single storey extension to the front elevation.- approved with conditions

CONSULTATIONS

Publicity

Site Notice expiry date: 10.01.2023
Neighbour consultation period ends:26.12.2022
Press Advert: N/A

Public Comments

None received within consultation period.

Town / Parish Comments

Kingsley Parish Council have no objection to the application.

Severn Trent Waters

No objection

Staffordshire County Council Highways

None received within consultation period.

OFFICER COMMENTS

Principle of Development

The application property is located within the open countryside. Policy SS 10 states that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

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 originally proposed the erection of a rear extension that's ridge height was greater than the main ridge and also introduce dormer windows. It was considered that the development would have a detrimental effect on the visual amenity of the area as the ridge would not remain subservient to the dwelling and it would be visible from Lockwood Road. The applicants agent has subsequently submitted an amended plan removing the dormers and reducing the eaves and ridge below that of the main dwelling. As such it is considered that the development will remain subservient to the main dwelling and as the extension is to the rear the development would have minimal impact on the visual amenity of the area.

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 application proposes an extension to the rear that projects approximately 5.5m beyond the rear wall of the dwelling and measures 4.9m to the ridge. The proposed extension has the potential to have an impact on the neighbours to the north west and south east. The neighbour to the south east is no 3 Lockwood Road. This neighbour is a detached bungalow. This neighbour benefits from a driveway to the side with carport. For this reason there is a sufficient distance between the neighbours that despite the 5.5m projection the development would not have a detrimental impact in terms of loss of light when assessed against the 45 degree rule. The single window proposed on the elevation facing this neighbours would serve a bathroom and would therefore be obscurely glazed. The window would face the applicant and neighbour's driveway and would not result in the loss of privacy to this neighbour.

The neighbour to the north west is no 4 Churnet Valley Road. This neighbour is a semidetached dwelling. This neighbour benefits from a sizeable garden to the side and rear. The proposed extension would have the potential to cause loss of light to a section of land to the side of this dwelling. This land is occupied by ancillary buildings or is the parking area associated with the dwelling. As such loss of light to this area would not warrant refusal of the application. No windows are proposed that face this neighbour.

The neighbours to the rear would not be affected by loss of light or privacy due to there being sufficient separation distance between the property and these neighbours.

Highway Safety

The application site benefits from off street parking to the front and side as well as a detached garage. Therefore although the property is increasing to a 3 bedroom dwelling the site can accommodation a sufficient amount of parking within the curtilage of the dwelling.

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 :

That planning consent be granted subject to conditions

Case Officer: Rebecca Bowers
Recommendation Date: 22.11.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council