

DELEGATED DECISION REPORT

SMD/2023/0585
Valid 27/11/2023

**24, DRAYCOTT ROAD,
UPPER TEAN,
STAFFORDSHIRE, ST10 4JF**

**PROPOSED EXTENSION TO
THE SIDE WITH AMENDED
ROOF DETAILS AND THE
PROVISION OF A FIRST
FLOOR IN ORDER TO
PROVIDE ADDITIONAL
ACCOMMODATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site is 24 Draycott Road, Upper Tean, a brick and tile, detached bungalow.

Land levels within the site rise from the highway to the rear and to the boundary to the west. The area where the extension is to be built is flat and whilst the bungalow still stands the original flat roof single storey garage is now demolished. To the rear is garden which is undergoing landscaping in order to tier it. A driveway is to the front of the bungalow, served via an existing vehicular access, onto Draycott Road.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The principal of extending the original bungalow upwards and adding another storey to make it a two storey dwelling is accepted. A single storey side and front wrap around extension is also approved (HNT/2023/0001).

This application proposes to add to that approval and create a two storey front projection by the raising of the forward projection of the bungalow creating a front gable feature.

The proposed palette of material finishes remains tiles and brick to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
H1 New Housing Development
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

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

SMD/2022/0542 Extension to the side and the provision of a first floor in order to provide additional accommodation – Refused

HNT/2023/0001 Application for prior approval of a proposed construction of an additional storey on top of existing bungalow - Prior Approval Granted

SMD/2023/0258 - Proposed extension to the side and the provision of a first floor in order to provide additional accommodation –Refused

CONSULTATIONS

Publicity

Site Notice expiry date: n/a
Neighbour re-consultation period ends: 20/12/2023

Public Comments

Objection received from 20 Draycott Road stating the following:

The proposal does not represent good design and would erase the original dwelling's scale, form and relationship with the character and appearance of the locality. The proposed additional alterations to the dwelling - over and above the raised ridge height (HNT/2023/0001 - Prior Approval Granted) - would dominate and consume the size and scale of the original dwelling. Furthermore, the development would be overbearing to the neighbouring property resulting in loss of amenity (Light), in addition to detracting from and being detrimental to the quality, character and appearance of the area, contrary to policy DC1 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide SPD 2018 and advice within the NPPF. There are concerns that the additional bulk and massing of the dwelling, created by the extension, over and above the PD fallback is excessive and will appear overbearing when viewed from the adjoining property (Number 20). In particular the proposed side elevation (West) would have a much more overbearing impact from the increased size of the gable wall. This would be detrimental to the residential amenity for the neighbour at 20 Draycott Road.

Town / Parish Comments

Object - this property being clearly visible from Draycott Road and the neighbouring property also being a Bungalow, converting this property from a bungalow to a house will clearly impact on the aesthetic and intrinsic value and setting of the neighbourhood. Also granting approval for this conversion will set a precedent for any future applications for extension to any of the substantial number of Bungalows in the Village setting which will have a material negative impact on the character and heritage of the surrounding townscape. The Parish Council concur with the observations on the previous Applications that the proposals are unsustainable and do not conform with the provisions of the NPPF and that no amendment whatsoever is able to overcome such principle concerns. Checkley Parish Council promotes development which sustains, respects, or enhances the character or heritage of an area and therefore object to this Application.

Severn Trent Water Buildover Team

Severn Trent Water (STW) advise that the applicant contact them to discuss if they have assets within close proximity to the site or its boundary, the landowner is advised to email STW on building.over@severntrent.co.uk so that they can discuss the proposed works.

Staffordshire County Council Highways

No objection

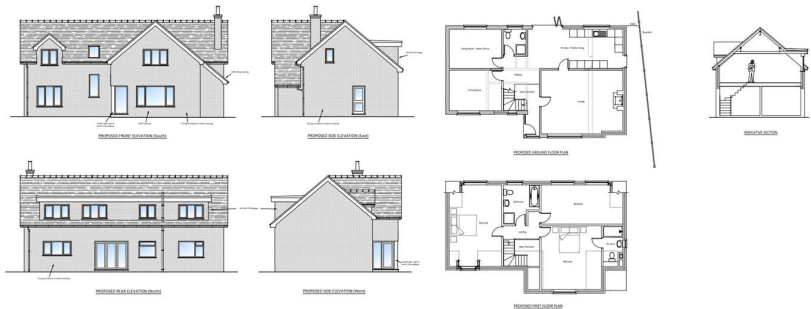
OFFICER COMMENTS

Principle of Development

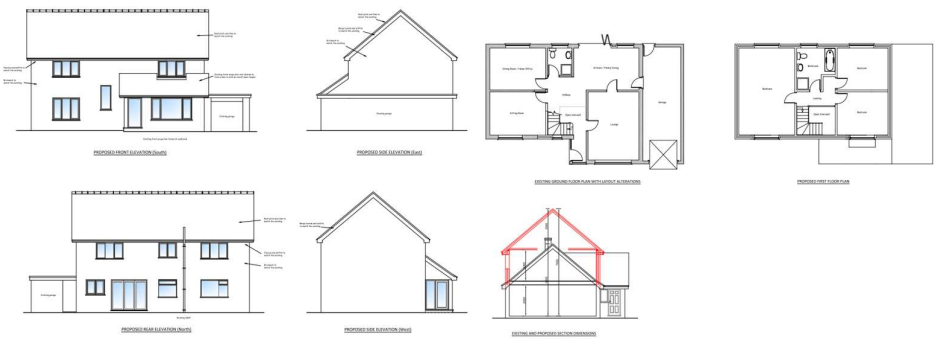
Within the development boundary there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning

considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact



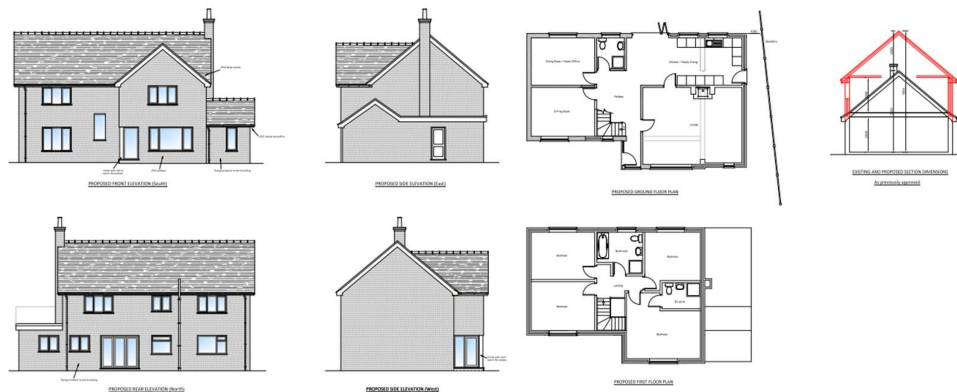
REFUSED SMD/2022/0542



PN Granted HNT/2023/0001



REFUSED SMD/2023/0258



CURRENT

Inevitably the altering of a bungalow under permitted development into a two storey dwelling will consume the size and scale of the original dwelling, increasing its visual prominence on the streetscape. Notwithstanding, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include neighbour amenity.

The raised roofline to create an additional storey reflects the prior notification granted, however this together with the cumulative additional mass of the forward projecting extension accentuates and increases the prominence and visibility on the streetscene.

The form of the roof extended towards the highway creates an extension of increased presence across the east elevation, especially viewed from the neighbouring property. The neighbour (number 20) has raised concerns that the building will be perceived as overbearing and increasing the mass will adversely impact light levels and the enjoyment of their property.

Amenity

The proposed plan shows no additional windows looking towards the neighbouring property. Whilst there is a back door proposed on the elevation facing number 20, this is not unusual, and a boundary fence screens the interface with the neighbours ground floor windows.

In terms of level of privacy, the status quo remains unchanged, and the proposal is considered acceptable.

The increased massing at first floor would not be an issue if the neighbouring property did not have a first floor bedroom window which is the sole source of light to that bedroom. To add further massing at first floor level over and above what is approved as permitted development would elongate the building and result in an overbearing structure in close proximity to that window.

It is for the reason of potential to cause detrimental harm to the amenity of occupants in the neighbouring property, that the proposed alterations are considered not to comply with policy DC1 of the Local Plan and the spirit of the NPPF.

Highway Parking

There is sufficient space to accommodate parking and turning for 3 vehicles on the current hardstanding within the curtilage of the property. It is considered that the proposal would not have a detrimental impact on the highway safety.

CONCLUSION / PLANNING BALANCE

Consideration has been made regarding the “fallback” of a class AA extension to create an additional storey at first floor. Whilst this is a potential option it could only be delivered over the body of the original dwelling. The additional extending of this property submitted for consideration under this application is considered contrary to policies that seek to protect the amenity of neighbouring properties, whilst it is acknowledged that the Class AA prior notification allows for an additional storey, works over and above are considered harmful to the spirit of policies DC1.

Cumulatively the additional works proposed will be overbearing, to the detriment of neighbour’s amenity.

For the reasons outlined above, it is recommended that planning permission is refused.

OFFICER RECOMMENDATION: REFUSE

Case Officer: P. Twigg

Recommendation Date: 22.1.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council