

DELEGATED DECISION REPORT

SMD/2023/0584
Valid 29/11/2023

7 HALLDEARN AVENUE
CAVERSWALL

PROPOSED FRONT ROOF
DORMER WINDOW

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential amenity

DESCRIPTION OF SITE

The site is a red brick semi-detached bungalow, with a dual pitched hipped tile roof. The site is located on a cul-de-sac in the Smaller Village of Caverswall. The property has an existing roof light where the proposed dormer is to be installed.

PROPOSAL

The proposal is for a front pitched roof dormer to be installed in the roof of the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS9 Smaller Villages Area Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/1979/0159 (OLD_REFERENCE 79/06851/OLDDC) – DESCRIPTION: Extension to form larger bedroom and kitchen, erection of new conservatory and bedroom. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 27/12/2023

Neighbour consultation period ends: 26/12/2023

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

Policy SS9 states that Smaller Villages such as Caverswall will provide only for appropriate development, and ensuring that new development reflects and enhances each village's special character and heritage. The proposal is for householder development which will not adversely affect the special character of Caverswall. The design of the proposal is appropriate for a village setting and would enhance the character of the host dwelling. As such, the proposal is compliant with Policies SS1, SS2, and SS9.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Staffordshire Moorlands District Council's Design Principles for Development in the Staffordshire Moorlands SPD outlines the Council's expectations in respect to the design of dormers. For a dormer to be considered appropriate in terms of its size and design, the Council would universally expect to see dormers closely related to the scale and positioning of the existing windows, and as small as possible.

The proposal conforms with the SPD as it is of traditional pitched roof design and is closely related to the scale and positioning of the existing windows. The dormer is also an appropriate scale for the property. The proposal is considered to be of good design and therefore compliant with Policy DC1 and the Design Guidelines.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by 8 Haldearn Avenue to the northwest, and 6 Haldearn Avenue to the southeast. The proposal would have no overlooking impact on either of these properties due to the position of the proposal, neighbouring properties, and an existing dormer at No. 8 which would obscure the view to the west.

The properties in the direct sightline from the proposed dormer are approximately 48 metres away, and so there would be no overlooking impact. The proposal would have no amenity impact for neighbours and is compliant with Policy DC1 in that regard.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal would have no impact on highway safety and therefore compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable in terms of design and amenity impact, and is compliant with all relevant policies. The proposal would enhance the host dwelling and area. As such, it is recommended that the application be Approved.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 24/01/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council