

DELEGATED DECISION REPORT

SMD/2023/0636
Valid 12/12/2023

GREEN ACRE 21
SPRINGBANK AVENUE
ENDON

**PROPOSED DEMOLITION OF
EXISTING SINGLE STOREY
EXTENSIONS AND ERECTION OF
SINGLE STOREY SIDE AND
REAR EXTENSIONS**

(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 a hipped roof, two-storey, semi-detached dwelling, occupying an end of cul-de-sac location. The dwelling has previously benefitted from ground floor extensions, benefits from a generously sized rear garden and block-paved, off-road parking area at the front of the house. The external walls of the dwelling are finished with a mix of brick and render. Features include brick quoins and box/splay shape, double height bay window on the principal elevation. Boundaries are marked at the rear with a mix of fencing and brick walls. The dwelling to the west of the application property sits at a higher level.

For the purposes of planning policy consideration the application site is located within the Endon Development Boundary and a Coal development low-risk area. The site is not within any Conservation area and there are no listed buildings/structures or protected trees which need to be considered. Planning records do not show this site as being within any flood zone.

PROPOSAL

The proposal is for a single-storey side and rear wrap-around extension which would replace a rear conservatory and side and rear flat roof structures. The new roof would be of a hipped/lean-to type, finished with tiles. Skylights would be inserted at the rear. Windows and doors would vary in size, most notably there would be bi-fold doors at the rear. New walls would be finished with a Monocouche render.

The new extension (in addition to internal alterations) would allow the provision of an open-plan sitting, dining, kitchen area, W/C, cloakroom and utility room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles

SS8	Larger Villages Areas 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 and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

96/00602/OLD Conversion of carport to form garage/living accommodation. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired

Public Comments: No representations received.

Endon with Stanley Parish Council: No objections.

Severn Trent Water: No objections raised. Make the following comments:

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewer-pipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter (building.over@severntrent.co.uk – Tel: 0345 266 7930).

Staffordshire County Council Highways: Acceptance of scheme. No proposed conditions.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Endon as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported; these are discussed below.

Design and visual impact

There are no design or visual impact concerns with this scheme. The single-storey nature of the addition means that the proposal has a subordinate/secondary relationship with the original house and the front wall of the side extension is set back from the principal elevation. The removal of the existing flat roof sections and their replacement with simple hipped/lean-to roof arrangement improves the property visually from all aspects. There are no concerns over the loss of the conservatory, the proposed addition would introduce a much simpler arrangement and 'square-off' the rear corner of the house. The side extension would be narrower than the existing to allow external access to the rear garden/patio area but this does not raise any design concerns. The application form states that render and tiles will match those of the existing house, this is acceptable and can be secured by an appropriately worded condition.

Neighbour amenity

There are no neighbour amenity issues regarding the property to the west which is known as Sandrock. Sandrock is at a higher ground level and separated from the application site by a brick and timber fence boundary which exceeds the height of the application properties existing flat roof. There are two small windows within the side wall of Sandrock facing towards the application property. However, these windows are not principal openings (can be seen on site as well as on drawings submitted at the time of an approval to extend Sandrock, reference SMD/2020/0297), but in any case it has already been noted that Sandrock is at a higher land level and the fact that the new sloped/hipped roof would have a shallow pitch, means that there would be no significant amenity harm. It is noted that no letters of representation have been received from the occupant(s) of Sandrock.

There are no issues with any dwellings to the rear (south) due to separation distances and property siting.

The occupant(s) of the attached dwelling (19 Springbank Avenue), would see the extension. The new dining area wall would be built close to the shared boundary, although there would

be no windows within the side wall. Land levels of the application site and the attached neighbour appear to be relatively similar. The Space About Dwellings SPG standards have been considered in this instance due to the presence of a neighbouring principal window within the rear wall of number 19. However, although there may be some breach of the 45 degree horizontal angle, it is recognised that this relationship already exists due to the presence of the conservatory, which projects just a far from the rear wall as the proposed extension would. Furthermore, the extension is sited to the north west. It is noted that no objections/representations have been received from the occupant(s) of number 19.

Parking/Highways

Off-road parking is currently provided at the front of the house. There is currently no garage. The proposed extensions do not include the provision of any additional bedrooms and no part of the proposed extension would impact upon off-road parking space available. The County Highways officer has assessed the application and states she has no objections to it. No highways/parking related conditions have been recommended.

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

For the reasons outlined in the report it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 06.02.2024.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council