

DELEGATED DECISION REPORT

SMD/2023/0627
Valid 14/12/2023

27 HAVENSFIELD DRIVE
UPPER TEAN

**PROPOSED PORCH AND
GARAGE CONVERSION TO
SERVE AN OFFICE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

The application relates to a corner plot bungalow within a small residential estate. The property fronts Havensfield Drive and sides with the access to the estate. It sits on elevated ground higher than the highway on either side of the property. The bungalow itself is a red brick dual pitched property with concrete tiles and buff bricks that has an integral garage. It fronts a driveway that can accommodate at most 2 cars.

The street scene is made up of similar built bungalows being part of the same housing development. The estate is relatively free of alterations and extensions within the public scene.

PROPOSAL

The applicant sought planning to convert the garage and create a porch. The porch will project out 0.65m out from the existing building line and adjoin the converted garage via a large pitch roof. A side window has been proposed to the side of the porch.

The applicant's permitted development right to convert the garage has been removed when the estate, to which the applicant's property is part of, was granted planning consent under SMD/2000/0202.

AMENDMENTS

In the original scheme, a dormer was proposed to the roof plane facing the west of the site to create an additional bedroom. The addition of a dormer would appear out of keeping within the street-scene. The low sloped pitched bungalows will accentuate the scale of this relatively modest dormer from the principal elevation as it sits in level with the roof pitch and create a top-heavy dynamic with the host property. The property itself is in a prominent location- located on a corner plot, first property into the estate and therefore, the position of the dormer is visually heightened in this respect. There would be no alterations to make this dormer sympathetic to the street-scene. Following a discussions, the agent has omitted this element of the proposal as it would be contrary to DC1 Design considerations.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section(s) 12

RELEVANT PREVIOUS APPLICATIONS

SMD/2002/1084 Erection of 12 dormer bungalows Refused

SMD/2002/1266 Erection of 12 bungalows Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 23/01/24

Neighbour consultation period ends: 10/01/24

Press Advert: N/A

Public Comments

No comments received.

Checkley Parish Comments

No objection subject to it confirming to local policy and guidance

Severn Trent Water

No comment

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Upper Tean as a 'Larger Village' where 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 and in this instance include design, visual impact, neighbour amenity, parking and drainage.

Design

This application proposes a number of extensions of alterations to a property within a estate made up of similar builds consistent to each other in design, scale and appearance. The bungalows have relatively low eaves and high pitched roofs.

During the planning process, the agent has amended the porch from half a metre to 0.65m. It would be a noticeable change that would sit outside of the established building line of similar properties along this strip of road. Nonetheless, the projection is marginal and the property benefits from being a corner plot so as it not appear at odds with the two row of properties along the strip of road. The dual pitch will be matching with the design of the dwelling and would tie in well with the converted garage. Overall, the scale and design of the porch is considered acceptable.

The proposed garage conversion will be in keeping with the dwelling as the window replacement will match the existing window serving the living room.

As per above, the scheme fails to comply with Policy SDC1.

Amenity

Paragraph 127(f) of the NPPF and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The porch will project from the front elevation facing the road beyond the existing front door and sit beside the converted garage that will remain unaltered in length. The projection is minimal and will not cause any overshadowing of neighbours. The window in the garage conversion will cause no greater overlooking of properties opposite than the existing windows in the front elevation

For the reasons outlined, it is considered that this application sufficiently accords with CS policy DC1 which seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Highway Safety

The proposed development would result in the loss of one parking space. On-site parking exists for 2no vehicles to the front of the garage.

No bedrooms have been proposed. It is recognised that while the porch will reduce the driveway by an additional 0.65m from the principal elevation, there is sufficient parking to accommodate 2 vehicles for a dwelling of three bedrooms. The applicant can provide two vehicles side by side (considered under a parking space of 2.5 by 4.8m) while meeting the parking standards set out under Policy T1.

This application is therefore considered to accord with policy T1 which seeks to achieve parking appropriate to the development.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa Li

Recommendation Date: 7/02/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council