DELEGATED DECISION REPORT

SMD/2023/0259 **Valid 24/05/2023**	**46 THE WOODLANDS** **SHAWE PARK ROAD** **KINGSLEY HOLT**	**PROPOSED 2 STOREY REAR EXTENSION AND ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
- Principle of development;
- Design and visual impact;
- Neighbour amenity.
- Parking.

DESCRIPTION OF SITE
The application site is 46 Shawe Park Road, Kingsley. A gabled roofed detached house inside the development boundary for Kingsley. The house fronts on to the road. The application site has off-road parking facilities.

PROPOSAL
Planning permission is sought for the erection of a two storey rear extension and a single storey side extension. An original two storey rear element and single storey rear extension will be demolished, as will an outbuilding. The two storey extension will be gabled roof with two gabled ends facing to the rear and a small single storey extension which projects out the rear of the house. The two storey extensions maximum dimensions will be it will be 7.9m deep by 8.3M wide and 7.0m high to the ridge. (all dimensions approximate).

A single storey side extension with a lean to roof will be constructed at the side. It will project from the side by 2.1m and be 7.9m deep. (all dimensions approximate)

The plans indicate that the single storey part of the extended building is to be used as a dinning/ kitchen space and a utility room. The two storey extension will be used for the creation of two additional bedrooms on the first floor and a bath room.

For the purposes of planning policy consideration the application site is located within a smaller village, washed over by the Open Countryside. The green belt is to the rear of the houses curtilage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
SS1 Development Principles
SS8 Larger villages Areas Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
National Planning Policy Framework
Supplementary Planning Guidance
- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1999/01092 Construct of new Dwelling on adjacent site. Approved

CONSULTATIONS
Publicity
Site Notice expiry date: 10 July 2023.
Neighbour consultation period ends: 19 June 2023

Public Comments
No responses received.

Parish Council:
Responded that the council has unanimously support it.

SCC highways
No detrimental effect on the adopted highway.

OFFICER COMMENTS

Principle of Development
As the application site is located in the open countyside outside the Green Belt where policy SS10 states the Council will meet housing needs by, inter alia, allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Design / visual impact
The applicants have the proposed a two storey rear extension. The twin gabled roof of the extension is the same height as the ridge level of the existing roof. Although it is a substantial extension, the mass of the two storey rear extension is located behind the house which will provide significant screening of it. There is considerable variation in the design of the houses in the row that the application property is in. The window arrangement at ground floor rear extension is not attractive but it will not be seen from public vantage points. The addition is considered to follow in general the character of the house and the area.

The single storey side extension is pitched roofed and will match the character of the extension. It will project out the side of the house but it is significantly set back from front elevation of the house and the house is set back from the road by approximately 25m. It will not be easily visible from the a public vantage point.

For these reasons it is considered that the design of the proposed extensions are acceptable. Furthermore, the applicants are proposing to build the extension by using matching materials. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity
The house is located in a village setting in a row of other houses. The application property is detached and the plot is significantly wider than the existing house. The two extension will be outside 45 degree lines projected from the rear window of the neighbouring two houses. The extensions will not cause harm to the amenity of the two neighbour. The both the adjacent neighbour appears to have no side facing main windows of habitable rooms facing the extension.

The extensions will cause no significant effect on the amenity of the neighbouring properties.

Parking

The dwelling will gain two extra bedroom making it a four bed house. The property will retain a parking area to the rear with at least three off road spaces. SCC Highways do not object. The proposal thus appears to be acceptable.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions relating to materials.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch
Recommendation Date: 14/07/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council