

DELEGATED DECISION REPORT

SMD/2024/0053
Valid 01/02/2024

24 MEADOW AVENUE
WETLEY ROCKS

PROPOSED REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a detached two storey brown brick dwellinghouse with a dual pitched concrete tile roof, and dates from the late 20th century. The site has been previously extended under SMD/2013/0473 (old reference: 13/00233/FUL), which saw a two storey side extension on the southern elevation. The site is set back from the road with a front garden and driveway. To the rear of the site is a raised patio area and rear garden. The site is in a suburban village location.

PROPOSAL

The proposal is for a rear extension, extending largely off the back of the side extension which was granted under SMD/2013/0473 (old reference: 13/00233/FUL), although it will overlap with the original building. The extension is to be constructed using materials to match the existing, and feature rooflights, patio doors on the north elevation and floor to ceiling windows on the west elevation.

The proposal extends approximately 4.8 metres to the rear, by 4.4 metres wide. Measuring from the highest natural ground level, the proposal is approximately 3.18 metres to the eaves, and 4.65 metres to the roof ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

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
- Space About Dwellings SPG

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2013/0473 (OLD REFERENCE: 13/00233/FUL). DESCRIPTION: First floor bedroom and ground floor lounge extension. DECISION: PERCON

CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/2024

Neighbour consultation period ends: 23/02/2024

Press Advert: N/A

Public Comments

No Comments received.

Cheddleton Parish Comments

No Objection provided neighbour amenity is maintained.

Staffordshire County Council Highways

No Comments received.

Severn Trent Water

Having reviewed the statutory sewer records, they demonstrate the following sewer with associated protective strip:

- 150mm diameter foul sewer – with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe

In the interest of being environmental friendly, encouraging the reduction the of paper, we politely request you direct your client to our website to obtain our application forms:

<https://www.stwater.co.uk/building-and-developing/overview/building-over-sewers/>

If they have any enquiries with the application process, they're welcome to contact us via email or telephone.

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. The development is within the Wetley Rock Development Boundary, and therefore acceptable in principle.

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.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The proposed extension is subordinate to the host dwelling, as it is single storey and to the rear, and does not compete at eaves or roof level. It will not extend out further into the garden than the existing raised patio. The proposal harmonises with the existing dwelling through its use of similar materials and design. An extension on the rear elevation keeps the development compact, and largely unchanged in the street scene from the principle elevation.

The proposal is in keeping with the design of the host dwelling, and complies with the design guidance SPD's.

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 22 Meadow Avenue to the north, and 26 Meadow Avenue to the south. To the west (rear) is Sunnyside on Randles Lane. The proposal is not thought to have an unacceptable amenity impact on 22 Meadow Avenue due to the size and siting of the proposal, and shadow cast north would fall on the applicants own property. As the proposal is to the north of 26 Meadow Avenue, minimal shadow would be cast on to no.26. As no.26 has an existing rear extension, there would be no breach of the 45 degree line and the proposal would not have an unacceptable overbearing effect.

The gable end of the proposal would come within 14 metres (13.2 metres) of the gable end of Sunnyside, which has only obscure glazed windows. As per the Space About Dwellings SPG, the minimum distance can be reduced to no less than 11 metres where the flank wall is of a single storey. As the proposal is single storey, and does not contain principal windows as defined in Space About Dwellings as being: the main window in a living room, dining room, kitchen, and first and second

bedroom; the proposal complies with policy and guidance as the extension is to be used as a gym room.

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 does not add an additional bedroom, nor does it remove parking availability. The proposal is therefore compliant with parking requirements and policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable in design terms, as well as amenity, and complies with policy relating to highway safety. The proposal complies with Policy SS8 as it falls within the Development Boundary. Overall the proposal is acceptable, and is therefore recommended for approval.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 27/03/2024

On behalf of Staffordshire Moorlands District Council