

DELEGATED DECISION REPORT

SMD/2024/0080
Valid 19/02/2024

LOXLEY CLAY LAKE
ENDON

**PROPOSED SINGLE STOREY
REAR EXTENSION TO FORM
OPEN LIVING AND DINING
AREA ALONG WITH
BEDROOM EXTENSION TO
THE FRONT OVER EXISTING
GARAGE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is within the Endon Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Clay Lake and is served by a shared access road with the two neighbouring dwellings. Waterfall Lodge, Clay Lake lies to the East of the proposed site and Vallauris, Clay Lake is situated to the West. The rear curtilage of the site adjoins a TPO area which is considered a SMDC Nature Conservation Site and Biodiversity Action Site to the North. The Clay Lake highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the street have been extended.

PROPOSAL

The proposed development comprises a single storey rear extension and a first floor extension above an existing garage. The proposed rear extension would allow for a dining room to the rear of the dwelling and the first floor storey extension would allow for an additional bedroom on the first storey.

The proposed first floor storey extension would increase the ridge height of the existing single storey outrigger to approximately 7.46 metres. The eaves height would differ on either side of the first storey extension; being 2.50 metres on the West facing elevation and 4.55 metres on the East facing elevation. It would sit

within the same footprint as the existing garage, having a depth of approximately 5.75 metres and a width of 6.20 metres. The first floor storey addition to the dwelling incorporates a new gable window on the West facing roof plane. The proposed single storey rear extension would have a depth of approximately 6.33 metres beyond the rear elevation of the dwelling and have a width of approximately 5.65 metres. The maximum height would be approximately 3.70 metres (the proposed extension would have a flat roof).

It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, render and plain clay roof tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1986/0166 – Site for three dwellings. Approved.
SMD/1987/0075 – Details of dwelling – plot 2. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/04/2024
Neighbour consultation period ends: 21/03/2024
Press Advert: N/A

Public Comments

One neighbour comment has been received, as follows:

“The only comment that we would like to make is that the plans submitted do not show the land heights of Loxley and the neighbouring properties.

We feel that the difference in the land heights should be taken into consideration when assessing the impact of the development on the neighbouring properties.”

Town / Parish Comments

Endon and Stanley Parish Council have made the following comment:

The proposal in principle is supported however a concern is raised that the applicants designs do not accurately show the impact of the development in respect to the level differences experienced by the neighbouring properties. To properly assess the impact before a decision is made we feel a streetscape view highlighting the level differences of the three neighbouring plots should be provided to ensure overlooking of the various neighbours is properly considered.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a ‘presumption in favour of sustainable development’. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Endon. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Endon, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Although the proposed front extension would add a first storey element to the South facing front / side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the pitched roof to compliment the pitched roof of the dwellinghouse. The eaves and maximum heights of the proposed extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. There are already a number of gable style windows on the principal elevation of the dwelling, therefore the addition of a new one on the first storey extension would remain in character with the existing dwelling.

The proposed rear extension would be single storey, therefore the eaves and maximum heights of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would have a flat roof. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the rear extension would not form a prominent addition in the area and when viewed from the street scene. It would not be visible at all from the public domain due to it being located to the rear of the dwelling and being set within a spacious plot. On balance, although the proposed rear extension would conflict with the Design Guide SPD in terms of its flat roof, its' lack of visibility from the wider public domain would not result in a visually harmful addition to the dwelling.

Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brick, render and plain clay roof tiles would be used in the construction of the proposed extensions. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bounded by Waterfall Lodge, Clay Lake to the East and Vallauris, Clay Lake to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides of the site.

I note that the site is on a substantially higher ground level than the neighbouring dwelling at Waterfall Lodge, Clay Lake. The proposed first storey extension would be 8.8m from Waterfall Lodge. The neighbours at Waterfall Lodge and Endon and Stanley Parish Council have demonstrated concern regarding the proposed first storey extension and impact which it could have on the amenity of Waterfall Lodge.

Due to the East to West sunlight trajectory, the proposed first storey extension could cast some shadowing over Waterfall Lodge during the afternoon hours. However Waterfall Lodge sits at a different orientation to the site; its front elevation being South-East facing. Thus, the proposed first storey extension would not cast a detrimental amount of shadowing over any windows on the principal elevation of Waterfall Lodge. There are three windows in the side elevation of Waterfall Lodge which could be impacted by the proposed extension. Despite this, two of these windows are obscure glazed and the other window serves a garage. Therefore, it is clear that the windows which could be impacted serve non-habitable, secondary rooms which the Council would not seek to protect. Notably, the eaves height of the first storey extension on the closer side to Waterfall Lodge would be at the lower height of 2.5 metres, which is equivalent to a standard eaves height of a single storey extension. The mature soft landscaping situated on the common boundary between the site and Waterfall Lodge sits at a similar height to the eaves of the proposed extension, also mitigating some of the impact which the extension could have on this neighbour.

The proposed single storey rear extension would be stepped off the common boundary between the site and Waterfall Lodge and positioned approximately 13.3 metres from the closest elevation of this neighbour. Thus, it is considered that the distance between the rear extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows.

The proposed first floor extension would be located on the South-Eastern elevation of the dwelling. The neighbouring dwelling at Vallauris is located to the North-West of the site, approximately 13.6 metres from the proposed first storey extension. Thus, there would be a substantial enough distance between the proposed extension and Vallauris to ensure that their light amenity would not be detrimentally impacted. Furthermore, the neighbouring dwelling at Vallauris sits on a substantially higher ground level than the site, meaning that the extension would not cast any major shadowing over this neighbour.

Due to the East to West sunlight trajectory, the proposed single storey rear extension could cause some very minimal shadowing over the neighbour at Vallauris during the morning hours. Despite the extended area to the rear of the dwelling being positioned within relatively close proximity to Vallauris, it would not breach the 45 degree rule from its corner closest to this neighbour to the central point of the neighbours' nearest fenestration. Thus, there is very little chance of the proposed extension casting a shadow over any habitable windows belonging to this neighbour. It is noted that there are two ground floor side facing windows and a doorway to the neighbouring property. However, the overall height of the extension would be marginally above the existing eaves height and when combined with the changes in ground levels would not have a significant detrimental impact. From these observations, it becomes apparent that the amenity of Vallauris would not be adversely impacted by the proposed single storey rear extension.

There would be no side windows on the first storey front / side extension which would face the neighbours at Waterfall Lodge. Although there would be a large window on the side elevation of the proposed rear extension which would face the neighbours at Waterfall Lodge, I note that this window would be at single storey level. Due to the substantial amount of mature soft landscaping comprising the common boundary between the site and this neighbour, this window would be screened appropriately and would have no greater impact than the existing windows on the side elevation which face towards this neighbour. Overall there would be no adverse impact on the privacy of Waterfall Lodge.

There would be no windows on the side elevation of the single storey rear extension which would face the neighbours at Vallauris. Although there would be a new gable window on the first storey front / side extension which would face the neighbours at Vallauris, it would only face onto the front driveway of this neighbour.

Highway Safety

Paragraph 114 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 proposed extensions would increase the number of bedrooms of the dwelling from three to four. The Staffordshire Moorlands Parking Standards state that for any dwelling with four or more bedrooms, three parking spaces are required. It is clear that the private driveway belonging to the site could accommodate enough off-highway parking spaces for the number of people inhabiting the dwelling. As the proposed development would be to the rear and within the existing footprint of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon the character of the host dwelling, wider area, neighbour amenity and no overall impact on the highway safety, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 15/04/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council