

DELEGATED DECISION REPORT

SMD/2023/0499
Valid 05/10/2023

20 SCHOOL DRIVE
OAKAMoor

FIRST FLOOR REAR EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

The application site is number 20 School Drive Oakamoor, a two-storey, terraced property sitting at the edge of the Oakamoor Village. For the purposes of planning policy consideration the application site is outside of any settlement boundary. However the application property clearly forms part of Oakamoor, which is identified as a smaller village within Local Plan policy SS9. The site is not within the Green Belt.

There are no Listed Buildings within or near to the application site and the property is located just outside of the Oakamoor Conservation Area. School Drive terminates just to the west of the application site. Land levels within and surrounding the site vary greatly. School Drive itself rises in height from the south/south-east and the lengthy rear garden rises towards the rear boundary. The dwelling occupies a very visually prominent location.

PROPOSAL

A first floor, rear extension to provide bedroom accommodation. Currently, bedroom one spans much of the width of the property at first floor (rear) level. Bedroom one would be split into two rooms, the proposed rear extension then enlarging each of the newly formed rooms. No other internal layout alterations are proposed. Each newly formed room would have a window in the rear wall and a rooflight. The application form states that the new external walls would be finished in render to match the existing house and the roof material would be a 'Ply Membrane,' again to match the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS9	Smaller Villages Area Strategy
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed and beautiful places
15. Conserving and enhancing the natural environment

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|---------------|--|
| SMD/2018/0068 | Extension to form larger lounge & hall with shower room, bedroom extensions over and rear kitchen/dining extension. Refused. |
| SMD/2018/0461 | Proposed two storey and single storey rear extension. Refused. |

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Parish Council: Support the application.

Severn Trent Water: No objections raised, the following comments have been received.
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-yoursewers/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).

Highways: Acceptance.

Site Visit Conducted on: 07-Mar-2024

Personal Injury Collisions

Current records show there were no Personal Injury Collisions (PIC) on School Drive within 50 metres of the property from 01/01/2019 to 31/12/2021.

Background

The property is located on School Drive, an unclassified road (Road No. D1143), with a 30mph speed limit, there are footways and streetlights.

Description of Proposal

First floor rear extension.

Comments on Information Submitted

The proposal is for a first-floor extension to the rear elevation of the property. The proposed extension will provide 2 bedrooms. The proposal will increase the number of bedrooms from 3 to 4 and would require 3 parking spaces if it were to meet with Parking Standards, however, the current property having 1 parking space does not meet with Parking Standards requirement for a 3-bedroom house of 2 spaces. It was noted at the site visit that there is available space to park 1 car at an angle on the hardstanding fronting the property. There is no other space to provide additional parking other than removing steps/access. However, if the additional parking area was created given the narrow width of the road, it would be difficult to manoeuvre a vehicle into the space, even at an angle. The road is narrow and any parking on the highway would cause a full obstruction of the road. I note there are some garages and an area where informal parking was taking place. Given the locality, the narrowness of the highway and the provision for parking 1 vehicle off highway this would self-police parking and the occupiers or future occupiers would consider the location and difficulties in parking. Each application is assessed individually and approval in this instance does not set a precedent for future applications.

I have no objection (application number SMD/2023/0499).

Note to Planning Officer

It should be noted that approval of this application does not set a precedent and each application is assessed individually.

OFFICER COMMENTS

Principle of Development

The application site does not sit within any settlement boundary and is technically within the open countryside (not Green Belt). The site is on the outskirts of Oakamoor village and clearly reads as part of it. Although much of Oakamoor has a Conservation Area designation, the

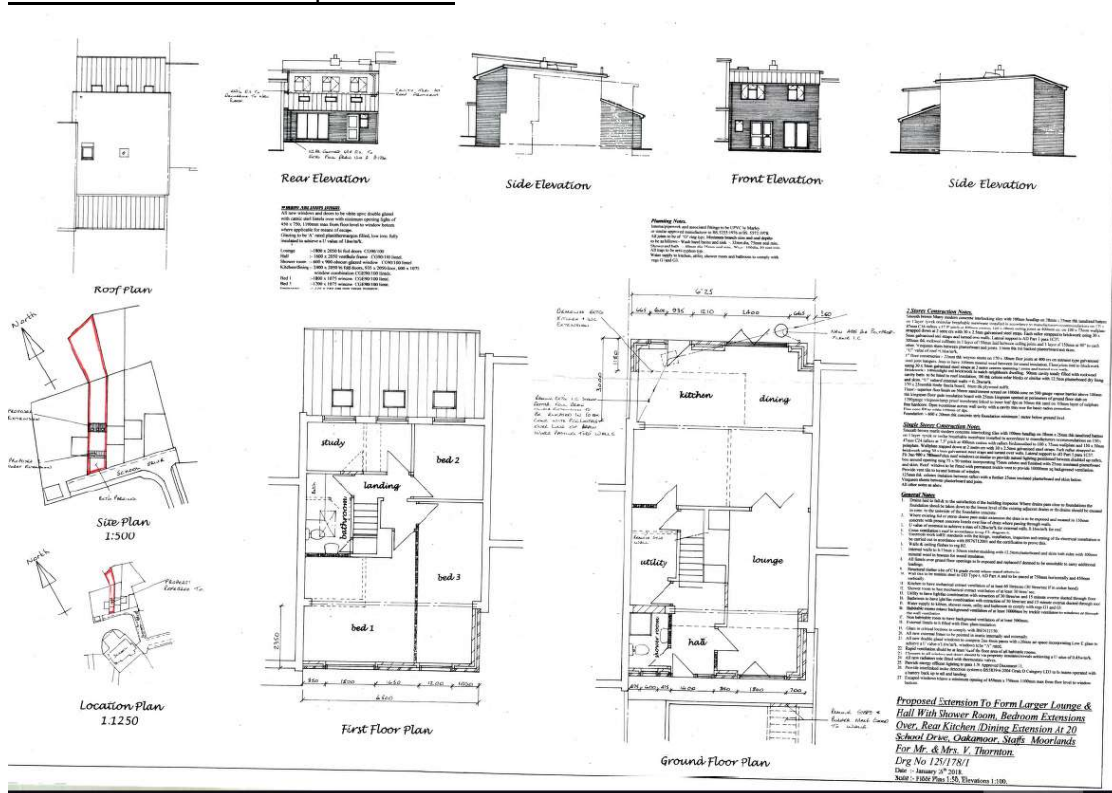
majority of School Drive is not within it. There are no objections in principle to a domestic extension.

A planning history search reveals that the property has been subjected to planning applications in the past, notably in 2018 there were two refusals for domestic extensions. Application reference SMD/2018/0068 sought consent for a two-storey front and single-storey rear extension (refused scheme shown below), it was refused for the following reasons (relating to the front extension only);-

1. The two-storey front extension will have an harmful visual impact upon the appearance of the terraced row of dwellings and street scene by interrupting the simplicity and uniformity of the staggered terrace as well as the uniformity of the windows and doors within the front elevations of each property. The proposed two storey extension would not be a subordinate addition, would not respect the height and proportions of the existing dwelling and would not result in a design benefit to either the application property itself or the wider area. The application is therefore contrary to policies SS1, SS1a and DC1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Design Principles for Development within the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings,' Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework including section 7: Requiring Good Design.

2. By reason of its projection, height and close proximity to the boundary the two-storey front extension would have a harmful, overbearing and oppressive impact upon the amenity of the occupants of number 18 School Drive Oakamoor. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Space About Dwellings' and the National Planning Policy Framework including section 7: Requiring Good Design.

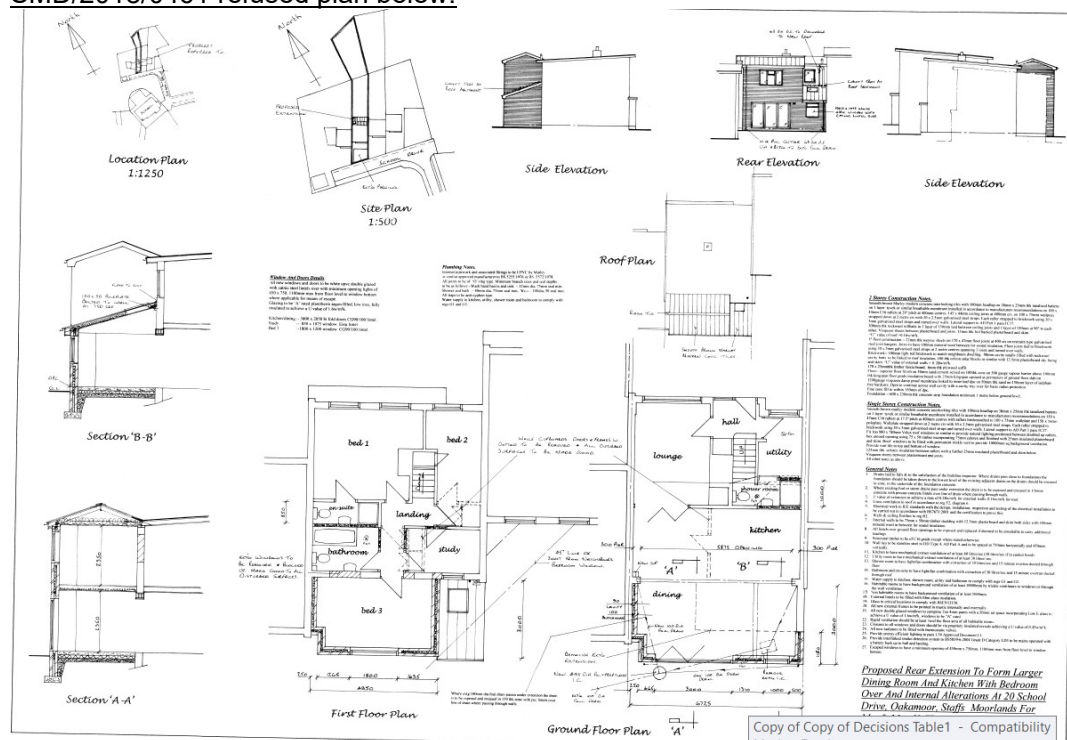
SMD/2018/0068 refused plan below:



Application reference SMD/2018/0461 then refused a two-storey and single-storey rear extension (refused scheme shown after the refusal reason – relates to design only) for the following reason:

1. Planning policies require that all developments should be well designed and should respect the site and their surroundings. Domestic extensions should be subordinate, their sizes and shapes respecting the height and proportions of the existing house. The pitched roof would not relate well to the appearance of the existing house, it would have an odd and disjointed relationship with the original sloping roof which would destroy its simplistic character. The proposal would not result in a design benefit to either the application property itself or the wider area. The application is therefore contrary to policies SS1, SS1a and DC1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Design Principles for Development within the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings,' Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework (July 2018) including section 12: Achieving well-designed places.

SMD/2018/0461 refused plan below:



Design and visual impact

The terraced row is unusual in its design due to its staggered footprint and flat roof design, there are also levels differences between some of the houses resulting in roofs being stepped. Extensions to the application property have previously included design as a reason for refusal, however the proposal now submitted takes a more simplistic approach. The shallow slope of the roof would be continued, to extend outwards to the edge of the ground floor extension. Roof and wall materials would match. The addition would enlarge the box shape of the property and increase its expanse of flat roof area, but it is highly unlikely that any other form of roof could be added to the house which would be well designed. Previous refusals demonstrate that alternatives have been researched but have failed to be deemed acceptable.

Whilst pitched roofs are generally preferable, in this instance the use of a flat roof provides a solution to increasing the accommodation in a property of this type. A flat roof simply continues the existing form of the building and does not really add anything significantly new (design wise) and does not harm the overall appearance of the dwelling.

The addition will have very little visual impact beyond the application site. Neighbouring residents would have views of it, particularly the occupants of the properties on either side of the application site. Any wider views would simply see an extension of an existing flat roof property, its shape and form generally remaining the same.

For the above reasons it is considered that the extension and its visual impact are acceptable in this instance based on taking account of the style of the existing house and its surroundings.

Neighbour amenity

Previous schemes have resisted two-storey extensions for reasons of design and neighbour amenity impact. However, amenity impact was only raised as a concern where a front extension was proposed. Importantly no amenity impact objections have been raised previously in respect of a two-storey rear addition. The staggered footprint of the terraced dwellings means that the rear extension will have some impact upon the occupants of the dwellings to either side of the application site however it has to be considered whether this would be harmful to the extent of warranting a refusal. The rear extension would be seen from within the grounds of the neighbours to both sides of the application site but would not have any overbearing impact upon the neighbour at number 18 School Drive, due to number 18 being set further back from the application property (number 20's) rear wall. The first floor extension would essentially infill a recessed area, bringing the applicants new rear wall generally in line with that of number 18 and therefore not breaching any 45 degree 'Space About Dwellings' standards. Overlooking into the garden of number 18 would occur but this is already the case.

The development would have more of an impact upon the occupants of number 22 School Drive. The staggered footprint arrangement of the terrace already results in the application dwelling being set back (north-east) from number 22. The proposed first floor addition would not span the full width of the application dwelling, rather there would be a gap between the side wall of the new extension and the shared boundary with number 22. The current bathroom window would remain in place, therefore allowing retention of a gap between the proposed extension and number 22. The submitted plans show that the first floor extension would not breach the 45 degree angle taken from the nearest window of number 22 and the fact that it would be inset from the boundary results in there being no 45 degree vertical angle breach.

No neighbour representations have been received.

Parking

There is some off-road parking space at the front of the house albeit very limited. The dwelling is currently a three-bedroom house, the proposed extension and subdivision of existing bedroom one will result in a four bed dwelling. In accordance with the Council's Local Plan parking standards, a three bedroom dwelling should be able to provide two off-road parking spaces and a four bed should provide three.

The Highways Officer has visited the site, assessed the application and considered the surrounding area. It is noted that there is not enough space at present to accommodate two vehicles for the existing three bedroom house and no method of securing more space to serve the proposed four bed house. The Highways officer's assessment can be read in full within the 'Consultations' section of this report, however she has concluded that there are no highways objections to the scheme because due to the narrowness of the road and one

available parking space, that the parking provision/demand would 'self-police' and that 'the occupiers or future occupiers would consider the location and difficulties in parking.' Based on the Highways response, it is not considered that refusal of the application would be justified based on parking provision. It must be made clear though that this stance does not set a precedent for all other applications to be non-parking standard compliant, each application is assessed on its own merits.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within 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: 26.04.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council