

DELEGATED DECISION REPORT

SMD/2024/0029
Valid 12/02/2024

TREETOPS CLAY LAKE
ENDON

**FIRST FLOOR SIDE
EXTENSION ABOVE EXISTING
GARAGE. FIRST FLOOR REAR
EXTENSION ABOVE EXISTING
GROUND FLOOR GARAGE
AREA WITH INTERNAL
WORKS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE

The site is a detached two storey buff yellow brick house with a dual pitched tile roof, set back from the road in a ribbon development along Clay Lake. The dwellinghouse is typical of a suburban-style house from the early-mid 20th Century, and has a forward facing two storey gable element with bays on the principal elevation. The site has a flat roofed single storey extension to the side and rear, set well back from the principal elevation. The site is in a semi-rural location on the edge of the Larger Village of Endon and within the Endon Development Boundary. The site backs on to greenfield agricultural land.

PROPOSAL

The proposal is for a two storey pitched roof side extension which would mimic the host dwelling architecturally, with an additional gable on the principal elevation, although set back from the existing, and the proposed roof ridge and eaves would match the existing. The rear elevation would see a first floor pitched roofed extension, in brick and roof tile to match the existing.

The proposed side extension would be approximately 6 metres to the roof ridge, and 5 metres to the eaves, and would extend approximately 3 metres from the existing gable end. The roof pitch of the side extension matches that of the existing dwelling. At the rear, the roof ridge of the rear gables would be approximately 6 metres, and 5 metres to the eaves. The proposal at the rear is largely first floor only due to existing single storey rear extensions, around 4m² of new footprint would be created.

The proposed side extension would have a garage door and window on the front elevation. The proposed rear elevation would feature two horizontally orientated windows. The side extension would increase the footprint of the house by approximately 13m². The total increase in footprint of the house as a result of the proposal would be approximately 17m².

Amended plans were requested as there were a number of design and amenity issues with the original proposal. These have been addressed with the amended plans.

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, 139.

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 SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 07/03/2024

Neighbour consultation period ends: 12/03/2024

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Endon with Stanley Parish Council have raised concerns with the proposal, firstly with the way the application is worded not truly reflecting the scale of development. Secondly, that the proposal would be overbearing on Blencathra, and that the Juliet balcony would pose a privacy issue.

Thirdly, the flat roof and fibre cement cladding of the proposal is out of keeping with the house.

Lastly, the garage is being converted for living space and the proposed garage is not suitable for parking a car, thus removing parking at the property. No parking

provision has been demonstrated on the proposed plans, which raised concerns over highway safety.

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-anddeveloping/overview/building-over-sewers/>

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 proposal is within the Endon Development Boundary and therefore acceptable in principle.

Design

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.

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.

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. In this case, and with the revisions made to the plans, the proposal is now more in keeping with the host dwelling and the surrounding area the extension is set back and below the existing roof line. Whilst the proposal adds a substantial amount of floorspace to the property, the overall footprint remains largely unchanged, with an addition of less than 20m². It is considered, then, that the overall dominance of the original house is maintained as it remains the forward most elevation, and dominant in size and massing.

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 fronts the highway to the south, and is bounded by the property known as Blencathra to the west, and the property known as Highlands to the east. To the north (rear) is agricultural land. The proposal would have no amenity impact on Highlands, due to the siting of the proposal and the separation between the proposal and Highlands.

The proposal has a possibility of impacting Blencartha, and so the proposal will be assessed on amenity impact. There are no side windows which would overlook this dwelling and the Juliet balcony which caused concern for the parish council has been omitted. The proposal adds approximately 2.6 metres of additional first floor mass to the property, which could cause overshadowing and/or overbearing effect. However, only 0.7 metres of this second storey element would extend beyond the two storey rear elevation of Blencartha, as it is set back from the application dwellinghouse. It is not considered that this would have an unacceptable impact on the amenity of Blencartha, in terms of overshadowing of principal windows in the rear elevation. There are no principal windows in the gable elevation that would be affected and the proposal is acceptable on amenity grounds.

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 remove parking availability, however it does add an additional bedroom, bringing the total to 4. This means the site must be able to accommodate three vehicles, which the site can. Therefore the proposal is compliant with policy T1 and acceptable on highway grounds.

CONCLUSION / PLANNING BALANCE

On balance, the revised proposal is acceptable development in principle, and highway safety grounds. In design terms, the proposal is substantial, however the host dwelling is large enough to support the scale of development without losing dominance. The proposal is also acceptable on amenity grounds, as the additional roofline created at the rear would largely run parallel to the blank gable end of the of neighbouring property, and so a blank wall as proposed would not be unacceptable. The proposal is therefore recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Reuben Berriman

Recommendation Date: 14/05/2024

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council