

DELEGATED DECISION REPORT

SMD/2024/0153
Valid 02/04/2024

**THE SHAMBLES SUGAR
STREET
RUSHTON SPENCER**

**PROPOSED FIRST FLOOR
EXTENSION AND INTERNAL
ALTERATIONS AND
REPLACEMENT WINDOWS
AND DOORS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick, stone and tile dwellinghouse and its associated curtilage, situated in the Dane ward. The site is not located within the Development Boundary, instead it is on designated countryside land. The proposed site is enclosed by neighbouring dwellings comprising a section of Sugar Street to the East and West. Brook House, Sugar Street lies to the West of the proposed site and Portobello, Sugar Street is situated to the East. The rear curtilage of the site is blanketed by open countryside land to the North, where the Heaton 1 public right of way runs through. The Sugar Street highway runs adjacent to the proposed site on the South.

PROPOSAL

The proposed development comprises a first storey extension with internal alterations, as well as replacement windows and doors. The proposed first storey extension would allow for a larger master bedroom and a larger bathroom. The proposed first floor storey extension would be a gable style extension on the principal elevation of the dwelling. It would be constructed from materials including facing bricks, Northstone Causeway smooth grey granite roof tiles and double glazed anthracite framed windows with sandstone cills.

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
SS9 Smaller Villages Area Strategy
SS10 Other Rural 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

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 28/05/2024
Neighbour consultation period ends: 03/05/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Heaton Parish Council.

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 more limited focus on future growth is to be directed to smaller villages, including Rushton Spencer, only allowing for development of an appropriate scale. 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 SS9, smaller village settlements only accommodate for appropriate development which enhances community vitality or that meets a social or economic need of the settlement and its hinterland. The site lies within the smaller village of Rushton Spencer, where all new development will have the aim of reflecting and enhancing the special character and heritage of the village.

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.

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. Initially, the ridge height of the proposed gable extension matched the height of the host dwelling, thus adding a bulkier and more dominant feature to the principal elevation of the dwelling. Therefore, it was not considered to have a subordinate relationship with the host dwellinghouse, not being in line with the Council's Design Guide SPD. Since this issue was raised, revised plans have been submitted to the Council, slightly reducing the ridge height of the dormer extension to sit lower than the ridge of the host dwelling. Thus, the proposed extension is now considered to sit proportionally apt amongst the host dwelling, in compliance with the Council's Design Guide SPD.

The extension would have a gable style roof, which would complement the roof of the host dwelling. Furthermore, gable rooves are a feature which can be seen amongst the street scene, thus the proposed extension would be in character with the surrounding street scene.

The applicants proposed to replace all windows and doors of the dwelling with anthracite coloured openings. Notably, white UPVC windows comprise the prevailing character of the surrounding streetscape, thus anthracite UPVC windows would conflict with this. This being said, the dwelling is not situated in a conservation area or an area of high visual importance, therefore the Council will accept anthracite openings in this instance.

Initially, the proposed materials to be used in the construction of the proposed extension did not match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Smooth white K render, Northstone Causeway smooth grey granite roof tiles and double glazed anthracite framed windows with sandstone cills were proposed to be used in the construction of the proposed extension and alterations. The prevailing character of the surrounding street scene comprises brick built detached dwellings. Whilst it is recognised that the neighbouring dwelling at Portobello is fully rendered, working with what is there to begin with so that the original house can be seen is important, regardless of the exterior of other dwellings. As the host dwelling is constructed from brick, a brick exterior for the proposed extension and full dwelling is important to maintain. Since this was raised with the applicant, revised plans have been submitted, maintaining the brickwork on the dwelling and changing the exterior of the extension to facing brick. Therefore, the materials which would be used are now considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene.

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 130 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 bound by Brook House, Sugar Street to the West and Portobello, Sugar Street to the East. Thus, assessment of amenity impact will be required on the direct neighbouring dwellinghouses to the sides of the site.

The dwellinghouses which make up the street scene are detached, sited amongst spacious curtilage plots. The proposed first storey extension would be located on the South-Western side of the principal elevation. As the neighbouring dwellinghouse at Portobello is positioned to the East of the site, the first storey extension on the

South-Western side of the principal elevation would be on the opposite side of the site to the neighbour. Furthermore, the substantial 21 metre distance between the proposed extension and Portobello would eradicate any minor chance of overshadowing which could be caused as a consequence of the erection of the proposed first storey extension.

The proposed two storey side extension would be within closer proximity to the neighbouring dwelling at Brook House. Due to the East to West sunlight trajectory, the proposed first storey extension could cast some shadowing over Brook House during the morning hours. This being said, the proposed first storey extension would run adjacent to the predominantly blank brick side wall of Brook House. There are no habitable, primary windows on this side elevation which the Council would seek to protect, meaning that the light amenity of these neighbours would not be detrimentally impacted. Furthermore, due to the minimal projection of the proposed first storey extension beyond the principal elevation of Brook House, there would be no breach of the 45 degree rule to the closest windows on their principal elevation.

There would be no side windows on the first storey extension which would face the neighbours at Portobello and Brook House, thus their privacy amenity would not be impacted at all by the extension. Although there would be two new windows on the principal elevation of the dwelling as a consequence of the proposed extension, their approximately 31 metre distance from the neighbours across the road would comply with the spatial standards set out in the Staffordshire Moorlands Space About Dwellings SPD.

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 proposed extension would not increase the number of bedrooms of the dwelling, instead it would increase the size of the master bedroom. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would be within the footprint of the existing dwelling, the available off road parking, comprising a number of off road spaces to the front of the dwelling would not be compromised.

Thus, the proposed extension 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 neighbour or street scene

amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension and alterations are recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 23/05/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council