

DELEGATED DECISION REPORT

SMD/2024/0098
Valid 04/03/2024

33 CHURCH ROAD
BROWN EDGE

**PROPOSED SINGLE STOREY
REAR EXTENSION,
EXTENSION
OF EXISTING DOUBLE
GARAGE AND NEW FLAT
ROOF DORMER TO FRONT
ELEVATION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenities.

DESCRIPTION OF SITE

The application site is within the Development Boundary of Brown Edge and comprises a modern 3-bed detached bungalow with dormers in the rear roof-slope accommodating two first-floor bedrooms. The dwelling faces Church Road to the east. To the north are the rear gardens of dwellings facing Lingfield Road further to the north. To the south side is a two-storey stone cottage also facing Church Road. The rear garden of the bungalow on site expands downhill to a short cul-de-sac road to the west, "The Orchard" which has dwellings to the other side of it further to the west. There are also dwellings opposite the site to the other side of Church Road, on an upward slope towards the east.

PROPOSAL

This is a full householder planning application for a number of extensions including a front and side extension to an attached side double garage to enlarge it and which would also involve knocking into a link structure between the garage and the bungalow. The works would entail removal of a false dual roof pitch above the front wall of the garage and the flat roofed extensions would make the garage entirely flat roofed. The existing windows and doors on the rear wall of the garage would also be removed and the wall looks to be replaced along the existing rear wall line. The other extensions a single-storey rear extension using the same footprint of an existing conservatory. A dual pitched roof would be added with rear gable. The final extension would be a flat-roofed dormer on the front roof slope which will accommodate an ensuite-bathroom for one of the bedrooms in the roofspace.

Amended plans were submitted on 3.6.24 to show the addition of a false-pitch roof above the front of the garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations.

National Planning Policy Framework (Dec 2023)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.4.24

Neighbour consultation period ends: 11.4.24

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Local Highways Authority

No objection.

Water Utilities (Network Solutions)

Advise of the possible presence of drains running through the site.

OFFICER COMMENTS

None of the extensions would be out of keeping with the design and appearance of the dwelling. Although flat-roofed extensions are normally resisted in the Council's Design Guide, the garage is currently largely a flat-roofed structure but with a false pitch roof on the front. This has been re-instated in the amended plans. The street scene on Church Road has a mix of dwellings both old and new including modern bungalows as well as stone cottages. The insertion of a flat-roofed dormer at the front would not be out of keeping with the street scene as there are other modern dwellings on the road with front dormers. The dormer although large would not completely dominate the roofslope to the extent that the dwelling would appear

materially modified or unrecognisable and would still retain its modern bungalow appearance and form.

With regard to residential amenity, the extensions to the garage and conservatory replacement would have no additional impact on the light provision and level of privacy of adjacent residential properties. The rear extension would replace an existing conservatory and is immediately to the north of the nearest neighbour so sunlight would be unaffected. The garage extension is a significant distance from no.23 Lingfield Ave and is single storey. The front dormer window would directly face the blank gable of a side-facing dwelling and a 2m high stone wall with 2m fence on top. The nearest dwelling windows would be on the front of houses set back considerably from the road up a slope and the proposed ensuite window would not lead to any intrusive overlooking problems to the extent that the residential amenities of the residential properties opposite would be harmed.

The extensions would not affect parking provision for the 3-bed property.

CONCLUSION / PLANNING BALANCE

The proposed extensions would not harm the visual or residential amenities of the area and would therefore comply with the Local Plan and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 4.6.24

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council