

DELEGATED DECISION REPORT

SMD/2024/0074
Valid 19/02/2024

MANOR CROFT
CLEWLOWS BANK
BAGNALL

DEMOLITION OF EXISTING
BUNGALOW AND 2 GARAGES
AND CONSTRUCTION OF NEW
DORMER BUNGALOW

(FULL - MINOR)

MAIN ISSUES

- Principle of Development;
- Design and visual impact;
- Highways/parking;

DESCRIPTION OF SITE

Manor croft is a detached bungalow which occupies an elevated position on the south western side of Clewlovs Bank, Bagnall. It sits centrally within a long rectangular plot within a loose ribbon of development on this side of the highway. The adjacent property Woodlands is situated considerably further forward from the application building whilst White Gare, to the south, sits further behind.

The application building is constructed from brick work walls under a plain clay tile roof. It has already benefited from a single storey side/rear extension. Vehicular access is provided in the northern corner of the site and off road parking with limited turning provision at the time of visit as the applicant was undertaking works to the front of the dwelling. A large garden is located to the rear.

PROPOSAL

This is a second attempt seeking redevelopment of the site. Originally, the scheme was for alterations and extensions of the bungalow (SMD/2023/0575). Following discussions with the previous case officer, a replacement dwelling application would be more appropriate than a householder application as none of the proposed elevations or windows or doors align. Therefore, the works would constitute as a rebuild to achieve the proposed building.

The proposed dwelling would be positioned within the same position as the existing dwelling. It would feature a gable roof with two pitched front dormer windows.

Pitched porch central to the principal elevation. See plan below:



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- DC1 Design Considerations
- T1 Development and Sustainable Transport
- SS9 Smaller Villages Area Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

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

RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0575 Single storey side and rear extensions, conversion of roof to habitable space Withdrawn

CONSULTATIONS

Waste Services	No objection
Bagnall Parish Council	The work has already been started at the property prior to planning approval. The garage by the road has been demolished and retaining wall next to the Bungalow has been built, without the approval of the planning application. The design would overlook the neighbouring property. Manor Croft stands on ground that is raised above the neighbouring property and with the installation of the front dormer windows, it will overlook the garden and rear part of the house next to it. This will cause issues with the privacy of the parishioner.
County Highways	No objection
Severn Trent	No objection
Environmental Health	No objection subject to conditions

Publicity

Site Notice expiry date: 2/03/24

Neighbour consultation period ends: 13/03/24

Press Advert: N/A

Public Comments

Objection received regarding overlooking from the proposed dormer windows.

OFFICER COMMENTS**Principle of Development**

The site is within the village of Bagnall. It is not within the Green Belt but is washed over by Open Countryside. Bagnall is identified as a 'smaller village' in Local Plan Policy SS9. In accordance with the wider spatial strategy for the area, Policy SS9 allows for appropriate development in Bagnall, but only where it enhances community vitality, or meets a social or economic need of the settlement and its hinterland.

Further information is provided in part 4) of Local Plan Policy H1, which indicates that the development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development. In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

In view of the above, the contribution to community vitality which the proposed dwelling would make would be very small, and there is no suggestion that it would meet any specific village need. Nevertheless, the proposal would constitute infill development and utilise the footprint that the existing dwelling currently sits. The development would not alter the pattern development then what is existing and as such, the proposal would comply with the criteria for housing development contained in Policy SS9 or Policy H1 Part 4b).

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking and drainage.

Design

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.

In comparison to the previous scheme that was later withdrawn on the basis that the works would constitute as rebuild, the dormer windows have been reduced in size and the porch roof has been altered from flat to gable. The brick foundation and

white render match the neighbouring houses, which feature a brick base with white render above.

The proposed scheme would introduce a bulkier replacement that is made prominent by its change of roof type from hipped to gable and extending the width of the dwelling by an additional 2m beyond the existing single storey rear/side extension. The footprint would also be significantly larger from 86 sq.m to 185 sq.m. The mass is concentrated to the rear of the property as the replacement would introduce a 7m length two storey extension from the original rear elevation.

In view of this, the scheme is significantly larger than the dwelling it replaces. However, it is not constrained by Green Belt policy and, the dwelling would be in keeping with the neighbouring properties of similar proportion. The applicant benefits from having in a large curtilage that could accommodate the mass that is being proposed. The dormer dwelling would also not be dissimilar to its predecessor as it follows the same principle of being a relatively low level overall height. In terms of design, the replacement dwelling is considered a modern enhancement that is modest in appearance amongst the neighbouring properties that are mixed in character and type. As such, the dwelling is considered to be visually acceptable and in accordance with Policy DC1.

Referring to the new garage, this will be a replacement of a marginally larger garage and not visible from the public street-scene. The rear elevation will be below the ground which would reduce the bulk of the garage but ultimately, it is a functional outbuilding that would not have much bearing to the overall site.

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.

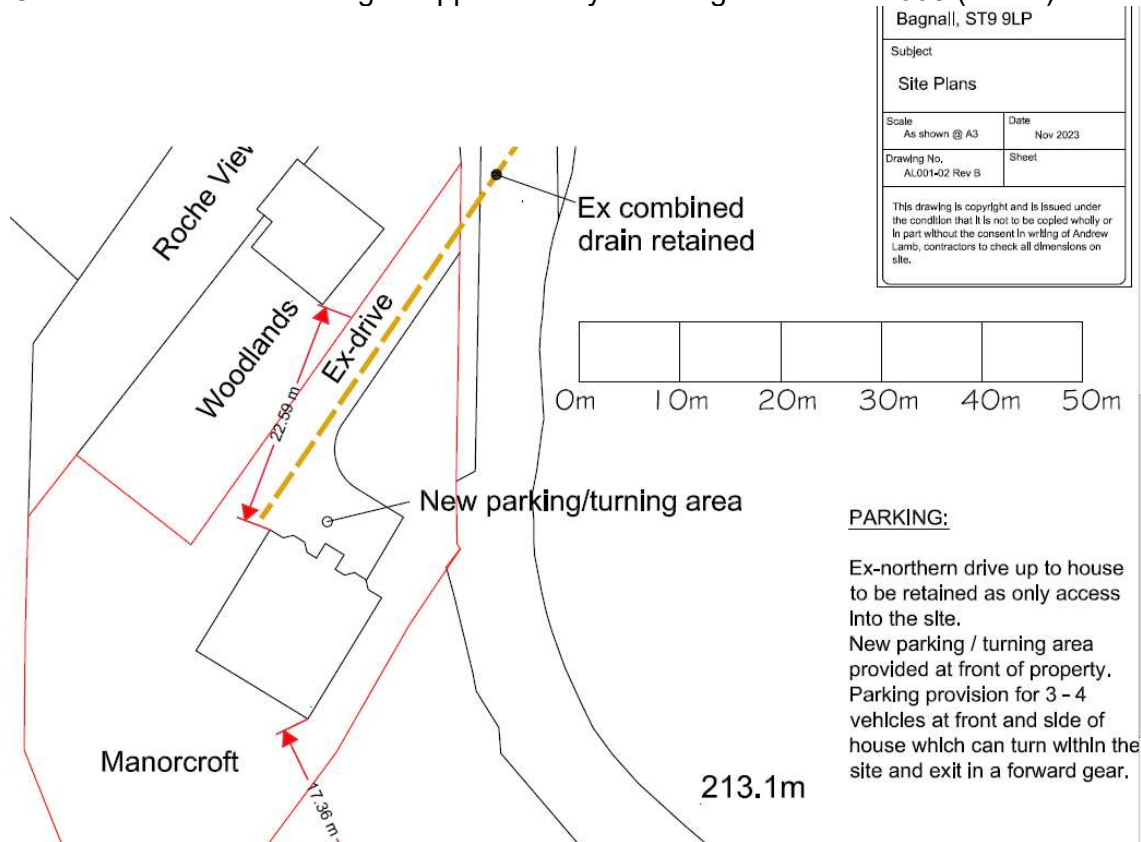
The site is bounded by the property known as Woodlands to the north, and White Gate to the south.

The proposal will have not amenity impact on White Gate as the footprint of the proposed bungalow will remain the same and there is sufficient distance of at least 25m wall to wall together with mature border hedging that will screen majority of the bungalow. There are no first floor side windows which would overlook this property and the principal windows in the front and rear elevations are angled away.

There were initial concerns as to the potential overlooking the north of the site, affecting neighbouring properties Woodlands, Roche View and Carmen. The front dormer would create a precedence of overlooking that is not helped by the raised ground level that the property would sit. These concerns have been raised by the Parish Council and in public comments. Nevertheless, the size of the dormer windows together with obscure glazing in the dormer closest to the aforementioned

properties would alleviate the impact posed by the dormer. A condition will be posed to ensure that the window is obscure to protect residential amenity to the north of the site.

The separation distance between the proposal and the rear windows of Woodlands is to be approximately 22.5m respectively as shown below. Accordingly, the site would fall within the recommended interface distances of 21m contained within the Council's Residential Design Supplementary Planning Document 2005 (SPD2).



As can be noted above, the windows are also angled away and do not directly face principal elevations of the neighbouring properties including Woodlands.

In terms of impact to daylight, the proposed dwelling would not impact the immediate neighbour's daylight as the proposed dwelling is positioned such that it sits further behind than adjacent neighbour to the north, Woodlands, and further forward to the adjacent neighbour to the south. The dwellings are well positioned to not cause any breaches to their respective neighbours. As such, it would be compliant with policy DC1.

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.

Staffordshire County Highways requested a condition be placed on the decision, reverting the access which will be made redundant as a result of the demolition of the garage back to full height kerbs. A revised plan was provided by the agent ensuring that the existing access to the south west of the site will be reinstated to a raised kerb. This has addressed the initial concerns raised by Highways.

The property can demonstrate sufficient parking as the application will create parking to the front of the dwelling and also a new garage is proposed following the removal of the existing garage. The development complies with Policy T1.

Environmental Health

Environmental Health have raised no issues regarding noise and the construction of the replacement dwelling. A number of conditions have been recommended regarding construction hours, unexpected contamination and ensuring waste materials are to be managed appropriately.

Other matters

A number of permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) are to be removed, specified in Part 1 Class(es) A, AA, B, C, D, and/or Part 2 Class C and/or Part 20 'Construction of New Dwellings.' The replacement dwelling's volume and footprint is significantly larger than its predecessor and, further alterations and extensions allowed under permitted development could have adverse impact to residential amenity, particularly to Woodlands and White Gate, neighbours alongside the site. The right for additions to the roof have also been removed as it would have potential harm to the neighbour's private amenity to the rear of the property. The rights to erect outbuildings, chimneys, hard surfaces, erection of gates were not removed as these are considered to have minimal harm to the visual and residential amenity.

Severn Trent

Severn Trent has recommended that a drainage plan is provided as part of the scheme to ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. The agent subsequently provided a drainage plan. Severn Trent confirms the plan (Drawing: AL001-04) deemed acceptable and redacted recommended pre-commencement condition.

CONCLUSION

The proposal would respect the character of the surrounding area and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 11/06/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council