

DELEGATED DECISION REPORT

SMD/2024/0189
Valid 23/04/2024

14 SHIRLEY DRIVE
ALTON

TWO STOREY / SINGLE
STOREY REAR EXTENSION
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site is a detached, late 20th century red brick dwellinghouse with a dual pitched concrete tile roof, which is 6.5 metres to the ridge. The dwelling has an attached garage, driveway and front garden and is set back from the highway. The site is in a suburban setting.

PROPOSAL

The proposal is for a single and double storey rear extension. The single storey element will have a lean-to concrete tile roof, which will be approximately 2.45 metres to the eaves, and 3.35 metres total height. The single storey will extend approx. 3.4 metres from the existing rear elevation. The two storey element will extend 4.05 metres from the existing rear elevation, and 6 metres to the roof ridge, and 5 metres to the eaves.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

No comments received.

Alton Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

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 site is within the Alton Development Boundary and therefore acceptable in principle.

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.

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.

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. The proposal is subordinate to and in keeping with the host building as the roof ridge is set below the ridge of the host dwelling, and the roofing and facing materials are to match the existing. at the rear of the property, the proposal would not have a significant impact in the street

scene as it would be for the most part obscured by existing development, and the parts of the proposal that can be seen from the public realm are in keeping with the host building and neighbouring properties. It is therefore considered that the proposal is acceptable in design terms.

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 Dimble Lane to the rear, 12 Shirley Drive to the north and 16 Shirley Drive to the south. the proposed development would not have an amenity impact in terms of overlooking or loss of privacy to neighbours as there are no windows on the side elevations, and all windows would face Dimble Lane to the rear of the site. The proposal would also not be overbearing or overshadow neighbours to the north as there is a good degree of separation between the proposal and neighbours and thus no breach of the 45 degree rule from any principal windows. Furthermore as the proposal would not impact on the dwelling to the south at no. 16 as it would not extend beyond the side elevations of the existing property, and is located to the north and would therefore cause no overshadowing over the course of the day as the sun moves from east to west.

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 property will be three bedrooms after the proposed development, which requires 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of dwelling. This can be demonstrated as the current property has an existing parking amenity for two cars on the driveway, as well as an additional space within the garage. Therefore it is considered that the proposal is compliant with Policy T1 and is acceptable on Highway Safety grounds.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable in terms of design, size and massing, amenity, highway safety and in principle. The proposal would not have a negative impact on the street scene or on residential amenity, and therefore the proposal is recommended for approval.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 18/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council