

DELEGATED DECISION REPORT

SMD/2024/0205
Valid 30/04/2024

SPRINGFIELDS
LEEK ROAD
WATERHOUSES

ALTERATIONS AND SINGLE
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design.

DESCRIPTION OF SITE

The site is a two storey link-detached dwellinghouse with a dual pitched tile roof, finished in grey coursed stone. The site is set back from the highway, and has ample parking. The site is not Listed or within a Conservation Area.

PROPOSAL

The proposal is for a single storey rear extension with a dual pitched plain clay tile roof, to be finished in coursed stone to match the existing. The proposal would be 3.78 metres to the roof ridge, 2.5 metres to the eaves, 4.5 metres long, and 4.38 metres wide.

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

- SMD/2020/0152. DESCRIPTION: Proposed Bay Window Extension to Front Elevation of Dwelling. DECISION: APPROVED

- SMD/2021/0158. DESCRIPTION: Alterations and single storey rear extension. DECISION: APPROVED
- SMD/2023/0551. DESCRIPTION: Proposed First floor extension. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 05/06/2024
Neighbour consultation period ends: 30/05/2024
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

Standard comments regarding unmapped assets.

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 Waterhouses Development Boundary than 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 the host dwelling as it is single storey, at the rear, and is in keeping in terms of architectural style and materials. The proposal is therefore considered acceptable in terms of design.

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 Moorland View to the west, Renforth to the east, and 3 Hamps Valley Road to the north. The proposal would have no negative impact on any neighbouring properties due to its size and siting away from the boundaries. 2 side windows are proposed but existing boundary treatments will prevent any overlooking of the dwellings to either side.

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 will not add an additional bedroom to the property, or remove off-street parking availability, and therefore the proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is recommended for approval as it is in keeping with the host dwelling and surrounding area, and would not lead to negative impacts on local amenity or highway safety.

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

Case Officer: Reuben Berriman

Recommendation Date: 24/06/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council