

DELEGATED DECISION REPORT

SMD/2024/0174
Valid 11/04/2024

**BILLYS CROFT LEEK OLD
ROAD
RUSHTON SPENCER**

**LOFT CONVERSION
INCLUDING CONSTRUCTION
OF NEW DORMERS AND
ALTERATIONS TO EXTERNAL
BUILDING FABRIC TO
INCLUDE NEW DORMER
PORCH TO FRONT
ELEVATION AND
LANDSCAPING WORKS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in a Smaller Village

DESCRIPTION OF SITE

The site is a detached bungalow on the edge of the Smaller Village of Rushton Spencer, and is set within a large plot. The bungalow is finished in a pale yellow render, and has a dual pitched clay tile roof. Also on the site is a detached garage.

PROPOSAL

Revised plans were requested in order to keep the proposal subordinate to the host building, which were received. The proposal is for a loft conversion and rear flat roofed dormer, as well as a rear verandah. Proposed at the front are two pitched roof dormer windows, a forward projecting porch and new balustrading for the front terrace. The property is to be off-white rendered.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS9 Smaller 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/2006/1145. (OLD REFERENCE: 06/01054/FUL). DESCRIPTION: Replacement garage. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 05/06/2024

Neighbour consultation period ends: 10/05/2024

Press Advert: N/A

Public Comments

Representation, neither in Objection or Support from an adjacent landowner regarding the septic tank for Billy's Croft, as it is located on this adjacent land, with rights of easement for maintenance and inspection. A concern was raised about the ability of the septic tank to handle additional capacity as a result of this development. However this is not a planning consideration as it would be a civil matter and the responsibility of the homeowner to ensure functioning facilities on the site.

Town / Parish Comments

None.

Staffordshire County Council Highways

Conditional acceptance. Conditions:

The development hereby permitted shall not be brought into use until the parking and turning area have been provided in accordance with the approved dwg no BC-09. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

The gates shall be located a minimum of 5m rear of the highway and shall open away from the highway in accordance with approved dwg no BC-09.

Reasons

To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Canal and River Trust

The Canal and River Trust have provided a statement of no comment.

United Utilities

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. Policy SS9 states that Smaller Villages “*shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland*”. The proposal is acceptable as it would be considered appropriate development for the following reasons:

- The rear dormer of the proposal is acceptable in principle as it would fall within the parameters of Permitted Development.
- The front dormers and porch are acceptable in design terms, subordinate to the host dwelling, in keeping with the host dwelling and would not pose an amenity issue for local residents.

Therefore the proposal is 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 remains subordinate to the host dwelling, after revised plans were received. The rear flat roofed dormer is acceptable as it would fall under the parameters for Permitted Development as it is on the rear elevation, and would not increase the cubic content by more than 50m², as the dormer would be approx. 44.9m². The dormer would be clad in dark vertical timber boarding, which would not comply with Condition B.2 a) of the GPDO (2015), as this requires the dormer to be made from the same materials as the existing, however the dark boarding is felt to be more suitable than render in this situation, as it better blends with the existing concrete tile roof. The front dormers and porch are in keeping with the host dwelling and subordinate, and are 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 highways to the south and west, and agricultural land to the east and north. The land to the north has been granted permission for the Erection of 4no. dwellings, under permission SMD/2021/0784. However due to the siting of the dwelling, which is gable end on to the development site the proposal would have no impact on this development. The proposal is therefore acceptable on amenity grounds.

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

The property currently has 2 bedrooms, and the proposal will increase this to 4 bedrooms. The Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. Parking and turning for 3 vehicles is proposed as detailed on plan no. BC-09 and is considered sufficient for a 4-bedroom property. It is also noted a garage is shown on plan no. BC-09. Access will be via the existing access off Leek Old Road. However, it is proposed to install new gates which are to be set back a minimum of 5m rear of the highway. It is considered the proposal would not have a detrimental impact on the highway, and complies with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable as it will have no negative impact on local amenity, and the design is in keeping and subordinate to the original building. The rear dormer would fall under the maximum limit for permitted development, and therefore is acceptable. The proposal is therefore recommended for approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 08/07/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

