

DELEGATED DECISION REPORT

SMD/2024/0208
Valid 03/05/2024

8 PENK ROAD
FORSBROOK

PROPOSED EXTENSION TO
DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal area

DESCRIPTION OF SITE

A semi-detached, two-storey dwelling occupying a cul-de-sac location within the established residential area of Forsbrook. Off-road parking space is provided at the front of the house. To the rear of the house there is a detached garage, a garden and patio area. Boundaries are marked by fencing and the property is surrounded on all sides by residential properties.

For the purposes of planning policy consideration, the application property is located within the Blythe Bridge development/settlement boundary and a low-risk, coal development area.

PROPOSAL

The application form describes the works as 'Proposed extension to dwelling.' The plans show the proposed extension to be a flat roof, rear dormer to provide a bedroom and ensuite. The dormer would have two windows, one serving the bedroom and one serving the ensuite. Internal works would also be required to provide a staircase to the roof space. The new staircase would be formed using part of the space within current bedroom number three. Remaining bedroom three space would be converted to an ensuite to serve the master bedroom. Construction materials are not indicated on the plan but the application form makes reference to the dormer being composite cladding (dark grey colour), grey high-performance roof membrane and white upvc windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands District Council

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

08/00934/FUL Single storey rear extension and rear conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Forsbrook Parish Council: No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Forsbrook as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported; these are discussed below.

The design of the dormer is acceptable. Pitched roof dormers are generally preferred however flat roofs are not uncommon and can often provide the greatest amount of space when converting a loft space. The dormer does not take over the entire roof slope, it is set back from the eaves and verges and is lower than the roof ridge. The windows are smaller and therefore don't have a top-heavy appearance. The plans do not specify facing materials but the application form does refer to dark grey composite cladding and white upvc windows. There are no concerns about the window material choice, the white upvc would match the existing windows and rear conservatory frame. There is some concern however about the proposed

cladding, this material would not sit well against the roof tiles and would not blend in with them. The architect has confirmed that his client(s) would be willing to use a hanging tile of similar appearance to the existing roof in order to secure planning permission. The use of a hanging tile is preferred, they do not have to match exactly but should be of a similar appearance. There would be visual impact beyond the application site but given that the design is acceptable and dormers are not an uncommon feature within a residential area, there are no material planning objections to it.

Neighbour amenity

Residential dwellings surround the application site. There does not appear to be any significant land level variations between the application site and immediate surrounding, two-storey dwellings. Rear boundaries are marked by fencing and offer some screening between properties. The dormer would result in some overlooking towards neighbours. Although two windows are proposed, one is an ensuite and a condition can be added to ensure it is obscure glazed. The bedroom window would have a horizontal emphasis, the plans showing it would not be as large as the bedroom window which sits directly beneath it. Importantly it should be noted that due to the size of the dormer, its location on the rear roof slope and the applicants' agreement to use matching materials, the proposal would appear to be permitted development, in which case amenity impact cannot be considered. It is noted that no neighbour consultation responses have been received.

Parking

The existing house is a three bedroom property. The proposed dormer would allow for the creation of a bedroom and ensuite within the loft space, however this would result in the loss of the smallest bedroom, part of which would be used for the new staircase and the rest for conversion to an ensuite. The dwelling would remain as a three bedroom property, the scheme therefore does not trigger consideration of the Local Plan parking standards. During the site visit it was noted that there was a good sized, off-road parking area at the front of the house and that no part of the application proposed any works which would reduce the size of the parking area.

Coal area

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 8.7.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council