

DELEGATED DECISION REPORT

SMD/2024/0307
Valid 03/07/2024

145 HIGH LANE
BROWN EDGE

**SINGLE STOREY REAR
EXTENSION, ROOF CHANGED
FROM GABLE TO HIP AND
RIDGE LINE RAISED BY
250MM TO ACCOMMODATE
LOFT CONVERSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on the residential amenity of neighbours

DESCRIPTION OF SITE

The application site comprises a detached 1930s red brick cottage bungalow with a plain clay tile hipped roof. The dwellinghouse has a flat roof single bay garage to the side at the end of a sloping drive. The bungalow is set back from the road, on a leafy corner plot raised up above the roadside adjacent to the junction of Sytch Road with High Lane. The corner plot on the other side of Sytch Road is also occupied by a similarly appointed bungalow. The properties along High Lane, within which the two bungalows are set, are all distinctly pre war two storey detached and semi detached dwellings, their tiled hipped roofs integral to the character and appearance of the area.

There are three trees protected under a Tree Preservation Order (TPO); two to the rear nearest to the adjacent neighbour known as 'The Mount' and one to the front which sits immediately to the highway.

PROPOSAL

Full planning permission is sought to alter the existing roof from a hip to a full pitch roof with a gable at each side, increasing the height of the roof, with an additional three courses of brick below eaves. The roof enlargement would create an additional bedroom, dressing landing, and shower room, within the resulting roof space. Six roof lights would be provided along the rear facing roof slope. The increased ridge height would be aprox. 0.3m higher than the maximum height of the bungalow's existing hipped pyramid roof and each side wall .

A flat roof brick addition would extend from the rear elevation by 3.5m. It would span much of the width of the rear elevation and contain a kitchen and a family room window in its rear elevation. The parapet wall of the addition would run in above the height of the dwelling's increased eaves height.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0842 Single storey side extension and part loft conversion. REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16th Aug 2024
Neighbour consultation period ends: 16th Aug 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Brown Edge PC: Awaited

Staffordshire County Council Highways

Acceptance. Site Visit 9th Jul 2024.

The property currently has 2 bedrooms which will increase to 3.

Staffordshire Moorlands Parking Standards state a 3-bedroom property should have parking for 2 vehicles (2.4m x 4.8m each space).

The current driveway can accommodate parking for 2 vehicles and therefore meets with the Parking Standards.

OFFICER COMMENTS

Principle of Development

Within an established pre war area of housing within the 'larger village' of Brown Edge. The Local Plan 'larger village' strategy SS8 makes provision for householder development of an appropriate scale and design to meet local housing needs, with compliance with design policy Local Plan DC1 and the SMDC Design Guide 2018.

Design and Impact on Character and Appearance of the Area

Local Plan Policy DC1 requires development to be of a high quality, designed to add value to the area and to respect the site and its surroundings. New development should respect local distinctiveness and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. In respect of alterations it states that 'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The original dwelling is one of two red brick hipped roof bungalows that flank either side of the Sytch Road junction. The application bungalow occupies a particularly attractive leafy plot of a prominent position elevated above road level. The bungalow is a neatly proportioned and well balanced unaltered 1930s cottage, its hipped tiled roof is a key characteristic of the dwelling type and the other dwellings in the locality.

Replacing the existing hipped roof with a pitched roof would add significant width to the ridge or maximum height of the roof. This would introduce significant mass and volume to the new gable sides. The new gable walls and roof would be constructed using matching brick and roof tiles. However, the increase in the ridge width and the mass of the roof results in a 'top-heavy' design that is out of proportion with the original ground floor of the bungalow.

The alteration of the roof would be significantly harmful to a key characteristic of the dwelling and the character of the local area. The proposed development would relate poorly to and be at odds with the character of the development within the locality. In these regards there would be harm to the character and appearance of the area and local distinctiveness.

The proposed extension would not harmonise with the original bungalow and its neighbours, it would not be subordinate to the original bungalow in terms of its size and massing. The design and character of the dwelling as altered would not relate well to the dwellings on either side. There would be harm to the character and appearance of the existing bungalow, its relationship with the neighbouring dwelling and the character and arrangement of other development within the locality. The proposed extension is therefore considered to have an unacceptable impact on the character and appearance of the area. It is for these reasons that the design of the proposed extension is considered contrary to policy DC1 of the Local Plan (2020) and the NPPF.

Impact on Amenity

The single storey rear addition would extend from the rear wall by 3.5m. It would appear disproportionately large and boxy with brick side walls that would join the bungalow's new roof above the height of its eaves, this despite an increase to eaves height of three brick courses.

The angled orientation of the bungalow turns its rear elevation toward the side of the adjacent neighbour's property meaning that the side wall of the addition would extend out across the rear elevation of the neighbour that has a conventional positioning parallel to the road. The neighbour has a small rear garden and the side wall would

flank a significant extent of the neighbour's limited rear amenity space and 'pinch' outlook and sense of space from their principal kitchen window. The extensions' brick side wall would be just 6m from that window. The impacts on the adjacent neighbour's amenity and living conditions would, in these regards, be unreasonable and there would be a significant breach of the Council's Space About Dwelling standards which requires a distance of at least 11m between a principal window and blank facing side wall of single storey height. A small second kitchen window in the side wall of the extension could be installed with obscured glazing and should not adversely affect the neighbour's privacy.

To the rear of the applicant's garden the side wall of the neighbour's dwelling at 'The Mount' contains a kitchen window positioned up to the boundary. There would be just 7m between the neighbour's kitchen window to the side of their property and the proposed rear facing kitchen window. The Council's Space About Dwelling standards requires a distance of at least 21m between two facing principal windows. There would be a significant breach in these regards and unreasonable living conditions for both properties by reason of loss of privacy.

There would be conflict with Local Plan Policy DC1.

Protected Trees

It does not appear that the development would encroach on any of the root protection areas of any of the protected trees identified.

CONCLUSION / PLANNING BALANCE

The householder development would have an unacceptable impact on the character and appearance of the area and fail to provide acceptable living conditions for users of existing and future development. There would be conflict with Local Plan policy DC1, The SMDC Design Guide, and the terms of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 28/08/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

