

DELEGATED DECISION REPORT

SMD/2024/0286
Valid 05/08/2024

THE MOUNT CLEWLOWS
BANK
BAGNALL

PROPOSED SINGLE STOREY
SIDE EXTENSION AND 2
STOREY SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

This application relates to a plot positioned on the north eastern side of ClewloWS Bank, Bagnall. The site comprises of a detached dormer bungalow with landscaped gardens to the side and rear. ClewloWS Bank is a predominantly residential in character and comprises dwellings of varying type, age and architectural design.

The existing bungalow is a replacement dwelling that replaced a small bungalow with significant size increase. The bungalow has a largely L shape footprint with a large front projecting and facing gable. The bungalow presents to the roadside with close proximity to the boundary. The plot has an elevated ground level behind a stone retaining wall and sits above the road.

The land to the north west of the bungalow is open field within the Green Belt. To the south east of the bungalow there is private lane access that serves dwelling to the north and passes between the side elevation of the applicant's bungalow and the front of its adjacent neighbour at Ivy Cottage.

PROPOSAL

The application proposes an addition to extend from the dwelling's side, south east facing, elevation. The addition would extend 4m from the side wall of the dwelling right up to the boundary wall that runs to the side of the property. The addition would provide a dormer roof projection on each side of the roof, front and rear, and provide an integral garage at ground floor with an up and over door to the front.

Additionally, it is proposed to make an addition to the side, north west facing, wall of a front facing and projecting gable with a flat roof 'orangery' that would extend 7m from the side wall. The flat roof addition would be provided with a centrally located glazed roof lantern.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS9 Smaller Villages
SS10 Other Rural Area
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2008/1177 Erection of a replacement dwelling. Approved.
SMD/2016/0074 proposed side conservatory and attached garage with loft space above. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/09/2024
Neighbour consultation period ends: 24/09/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Bagnall PC: Awaited

Staffordshire County Council Highways

Conditional Acceptance/No Objection
Site Visit Conducted on: 13-Aug-2024

Current records show that there were no Personal Injury Collisions on Clewloes Bank within 50m either side of the property from 30/12/2019 to 29/12/2022.

The property is located on Clewloes Bank (Road No. C0187) at its junction with a private drive which terminates at Lime Tree Farm. Clewloes Bank is a C classified road and is subject to a speed limit of 30mph, there are footways and streetlights present.

The property is situated on Clewloes Bank (Road No. C0187) at the junction with a private drive leading to Lime Tree Farm. Clewloes Bank is a C-classified road subject to a 30-mph speed limit and has footpaths and street lighting.

The proposal is to construct a single storey extension to the rear of the current garage to provide an orangery. A 2-storey extension to the side elevation of the property is

also proposed and will provide a garage and garden store with a loft space above, an internal staircase within the garage will provide access to the loft space.

The 4-bedroom property currently benefits from parking areas to the front and side elevation of the property. The current garage (minimum internal dimension of the garage of 4m wide by 5.3m long) does not meet with the Parking Standards which state the minimum internal dimensions for a single garage are 3m wide by 6m long. The proposed garage will be constructed in the current parking area to the side elevation of the property. The remaining parking area to the front elevation of the property and the proposed garage should be sufficient to accommodate parking for 3 vehicles in accordance with the Parking Standards.

No objection subject to the following condition:

The garage indicated on submitted plan DRWG 02 titled Proposed Extension to The Mount, Clewloes Bank, Bagnall, SOT, shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

OFFICER COMMENTS

Principle of Development

Bagnall is identified in the Local Plan settlement hierarchy as a 'smaller village'. These villages are within the countryside and do not have allocated settlement boundaries. However, Bagnall is a village which did have a boundary under the terms of the old 1998 Local Plan and this had the effect of taking the village out of the Green Belt that surrounds. In this case therefore, the Green Belt boundary provides a kind of de facto edge to the settlement. The application property is not within the Green Belt and is within an area that can be considered to be part of the village.

Within smaller villages and other rural areas Local Plan policies SS9 and SS10 makes provision for householder development to meet local housing needs providing extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

In these respects it is of note that the existing bungalow is significantly larger than the bungalow cottage it replaced.

Design and Impact on the Character and Appearance of the Area

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. Staffordshire Moorlands Design Guide (2018) states that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues:

All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

The existing bungalow presents, and is within close proximity, to the roadside. Viewed from the road to the north west, it is of prominent height and position situated on a plot behind retaining wall where the road falls away. The dwelling is a large dormer bungalow with first floor accommodation within considerable roof mass. To the front a projecting gable projects toward the roadside and has imposing presence this creates a roughly L shape footprint.

The proposal to extend the dwelling at each side, 7m to the north west and 4m to the south east, would create an overly wide and rangy elevation and run of disjointed building form that would present to the roadside. The proposed orangery would be a flat roof boxy addition that would extend from the side wall of the prominent gable projection in front of the main line and form of the bungalow adjacent to the roadside. From the north west where the road falls away the orangery would appear prominent and have excessive height above the boundary wall and roadside. The flat roof would have a poor and disjointed relationship with a large and imposing part of the dwelling.

To the other side of the dwelling the proposed extension would demonstrate a degree of set back and a dropped roof height against that of the original, and would have some subordination to the size and form of the original dwelling. However, the width of the side addition would take the built form of the property right to the extremities of the site and against the boundary wall. This would erode and consume the sense of space and easement around the dwelling and be harmful to the spacing and arrangement of the building grouping within this part of the village.

Moreover, with the loss of parking to the side of the dwelling all of the parking would appear cramped in the limited space to the front of the dwelling obscuring the architectural appointment of the building's principal elevation.

For all of these reasons it is considered that the proposed extensions would not respect the scale, form and character of the original dwelling. The development would appear prominent and exposed to public vantage, with resultant harm to local distinctiveness and the character and appearance of the area. The development would therefore, conflict with policies SS9, SS10, and DC1 of the SMDC Local Plan, the SMDC Design Guide, and the terms of the NPPF.

Impact on neighbour's amenity and living conditions

The adjacent neighbour at Ivy Cottage to the south east has what presents as a front elevation to the private drive access that runs between the two dwellings. Within this elevation the neighbour has living room, kitchen, and family room windows (principal windows for the purposes of the Council's Space About Dwelling guidance) at ground floor that face toward the side elevation of the applicant's dwelling. Currently, the side

elevation of the applicant's dwelling is set back from the boundary and, at its closest, is around 14m from the neighbour's windows.

The side addition would extend toward and right up to the boundary wall, 4m from the side wall of the dwelling. With the dormer projections on each side of the roof the addition would bring two storey presence and form, 4m closer to the front elevation of the neighbour at its living room windows. On this officer's measurements, made on digital aerial photographs, there would be just less than 11m from the closest of the neighbour's living room windows and the two storey side wall of the proposed addition.

The Council's Space About Dwellings guidance requires a total of 14m between a principal window on a rear elevation and a two storey side wall, it may only be reduced there to 11m where the opposing wall or obstruction is single storey. There is no specific standard given for an arrangement where the wall would be in front of a principle window in a front elevation.

On site the relationship between the front of Ivy Cottage and the side of the applicant's property felt and was observed to be particularly close, currently there is easement and circulation where the side of the dwelling is set back considerably from the boundary. Extending the building form 4m closer right up to the boundary wall to consume that easement space would appear rather provocative and result in an imposing and obtrusive building form within unreasonable proximity of a neighbour's front elevation and principle windows. This would unreasonably affect the neighbour's amenity and living conditions in these respects.

There would be a significant breach of standards, almost 4m short of required separation distance, in Space About Dwellings Guidance and conflict with Policy DC1 of the SMDC Local Plan.

Highway Safety

The highway authority observe that the side addition would consume open parking space to the side of the dwelling, but consider there to be enough room across the front of the dwelling to provide parking for three vehicles to serve the four bedroom dwelling.

CONCLUSION / PLANNING BALANCE

The householder development would result in an overly wide front elevation and run of building form that, with significant roadside proximity and presence, would appear as a disjointed connection of poorly related building forms. Moreover, the extension of the building to the extremities of the property boundary and the loss of easement and circulation space with vehicular parking forced to the front elevation and the loss of spacing and arrangement between buildings would make for a cramped and crowded form of development. The development would appear prominent and exposed to public vantage, with resultant harm to local distinctiveness and the character and appearance of the area. The development would therefore, conflict with policies SS9, SS10, and DC1 of the SMDC Local Plan, the SMDC Design Guide, and the terms of the NPPF.

The addition to the side, east facing , elevation of the dwellinghouse would bring a blank facing wall with two storey presence up to the boundary at the side of the

property and inside 11m from principal windows in the front elevation of the neighbour's dwelling at Ivy Cottage that faces the applicant's side elevation. The wall at that proximity would leave an unreasonable degree of outlook and building development that would appear obtrusive and oppressive. The development would therefore, conflict with policies SS9, SS10, and DC1 of the SMDC Local Plan, and the terms of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 27th September 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council