

DELEGATED DECISION REPORT

SMD/2024/0315
Valid 11/07/2024

1 OLD LANE
BROWN EDGE

PROPOSED EXTENSION TO
EXISTING DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached stone and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is also within the Brown Edge development boundary, where positive development is encouraged to be concentrated. The proposed site is surrounded by neighbouring dwellings on Old Lane and Stonehouse Lane. The Bungalow, Old Lane is situated to the North of the site. The curtilage of the site is across the highway from the front curtilages of The Lodge, Stonehouse Lane and Valley View, Stonehouse Lane, located down the valley on a substantially lower ground level to the South-West. The Old Lane highway runs adjacent to the proposed site on the East. An access road which leads to Little Stonehouse Farm, Old Lane runs along the Southern and Western curtilage of the site.

It is noted that a number of properties within the street have been extended, however, the established character of the street has been retained.

PROPOSAL

The proposed development comprises a two storey side extension. The proposed extension would allow for a larger kitchen / dining area and a W/C on the ground floor and a larger bedroom on the first storey. The side extension would have a depth of 4.82 metres and would have a width beyond the West facing side elevation of 4.0 metres. It would have a ridge height of approximately 6.16 metres and an eaves height of 4.24 metres. The proposed extension would be constructed from materials to match those used in the construction of the host dwellinghouse, including coursed stonework, plain clay tiles and brown UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 3 – New Development – Designing in Context
Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/0931 – Remedial works and extension to dwelling. Refused.
SMD/1995/1031 – Remedial works and extension to dwelling (revised submission).
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/09/2024
Neighbour consultation period ends: 23/08/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Brown Brown Edge Parish Council – No objection.

Staffordshire County Council Highways

The proposal is for the construction of a 2-storey extension to the side elevation of the property. The extension will increase the size of the kitchen on the ground floor and the 3rd bedroom above.

The property currently has 3 bedrooms and will continue to have 3 bedrooms.

Parking for the property is within land opposite the dwelling and will not be affected by the proposal.

It is considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2024/0315).

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Brown Edge. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the village of Brown Edge, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design 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.

Although the proposed side extension would be two storey, the eaves and maximum heights of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the proposed extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling. The proposed extension would have a simple gable style roof form, which would complement the character of the host dwelling.

The dwelling sits in a very prominent and visible location at the top of the valley, therefore the design of the proposed extension needs to be considered carefully. The dwelling is a traditional stone building with a high solid to void ratio. As per the Council's Design Guide SPD, *"There are some basic principles that need to be respected if the new is to harmonise successfully with the old. These relate to the three main characteristics of traditional elevations: A high solid to void ratio in which the wall dominates"*. The original plans showed the addition of bi-fold doors and a floor to ceiling apex style window on the gable end elevation. The large extent of glazing on such a visible, prominent location was therefore not considered appropriate. Furthermore, the apex style window is considered to be out of character with the host dwelling, as well as the surrounding street scene.

Since this issue was raised, a revised plan has been submitted, removing the large apex window and replacing it with two smaller windows with flush stone heads and projecting stone cills. The new proposed windows would match the design of the main style of window on the dwelling and would therefore better reflect the character of the host dwelling.

Initially, no windows were proposed on the principal elevation of the proposed extension. Generally speaking, features of ornamentation such as windows are important in enhancing the character and appearance of the principal elevation. The absence of any windows on this elevation of the extension appeared to off balance with and not be characteristic of the principal elevation of the dwelling. Since this issue was raised, revised plans have been submitted to the Council, including the addition of a ground floor and a first storey window on the principal elevation of the extension. These new windows would reflect the character of the prominent style of windows on the dwelling, whilst proportionately balancing out the appearance of the principal elevation of the dwelling.

As part of the proposed works, a window on the existing rear elevation of the dwelling would be changed to a single door and a small window would be added. The new door and window would be of a design and colour to reflect that of the

existing fenestration of the host dwelling and would therefore be considered acceptable.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Coursed stone, plain clay tiles and brown UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original property.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bound by The Bungalow, Old Lane to the North of the site. The curtilage of the site is across the highway from the front curtilages of The Lodge, Stonehouse Lane and Valley View, Stonehouse Lane to the South-West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the site.

The two storey side extension would be located on the West facing side elevation. As the neighbouring dwellinghouse at The Bungalow is positioned to the North-East of the site, the two storey extension on the Western side elevation will be tucked behind the host dwelling at an oblique angle from the neighbour. I note that the proposed two storey side extension would be built approximately 13.16 metres in distance from the closest elevation of The Bungalow. Thus, it is considered that the distance between the extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows, as the 45 degree rule would be complied with.

The site sits at the top of a grass bank with a relatively steep topography. The Lodge, Stonehouse Lane and Valley View, Stonehouse Lane sit approximately 23.3 metres South-West of the site boundary down the grass bank, at a considerably lower ground level. This amount of distance between the site and the front elevations of these dwellings would prevent any loss of light / overshadowing from happening to them.

Although there would be one ground floor window on the elevation of the proposed two storey extension facing The Bungalow, this window would not directly overlook or face towards the neighbour. It would be at an oblique angle to the neighbouring

dwelling, facing towards the back of the neighbours' rear curtilage. Furthermore, the common boundary treatment in the form of stone walling and mature hedging would mitigate any overlooking from occurring as a result of the addition of this window. Additionally, a proposed roof light would be located on the North facing roof plane of the extension, facing the direction of The Bungalow. This rooflight would have the cill be positioned approximately 2.4-2.6 metres above first floor level which would be above natural eye level. Therefore, the addition of the roof light is not considered to cause any privacy amenity issues for this neighbour.

As the site already sits at a substantially higher ground level than the neighbours at The Lodge, Stonehouse Lane and Valley View, Stonehouse Lane, there is a natural degree of overlooking due to the topography of the land. Although there would be a set of bi-fold doors, and two standard sized windows on the elevation of the extension which would face the neighbours at The Lodge and Valley View, their privacy amenity would not be detrimentally impacted. The approximately 23.3 metre distance between the site boundary and these neighbours would exceed the 22 metre separation distance outlined in the Space About Dwellings SPD.

Highway Safety

Paragraph 108 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 proposed extension would not increase the number of bedrooms of the dwelling, instead it would increase the size of one of the existing bedrooms. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Furthermore, the proposed extension would not compromise the spaces for off-street parking within the curtilage of the dwelling, in compliance with Policy T1. Staffordshire County Council Highways have commented that they have no objection to the proposed extension for these reasons.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Although issues were initially raised in relation to some of the proposed fenestration on the extension, revised plans were submitted to rectify these issues and the fenestration is now considered to reflect the character of the host dwelling appropriately. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 05/09/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council