

DELEGATED DECISION REPORT

SMD/2024/0366
Valid 07/08/2024

119 OSTLERS LANE
CHEDDLETON

**PROPOSED SINGLE STOREY
EXTENSION TO FRONT
ELEVATION,
PROPOSED TWO-STOREY
SIDE EXTENSION, PROPOSED
ELEVATIONAL ALTERATIONS,
PROPOSED SOLAR PV
INSTALLATION AND
PROPOSED RETAINING WALL**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

119 Ostlers Lane is a detached dwellinghouse located within the Cheddleton Development Boundary. The dwelling is of redbrick and cladding, with a dual pitched roof creating a gable front elevation. The dwelling has a flat roofed porch and garage which project beyond the front elevation.

The dwelling is set above the road level, with off-street parking for 2 vehicles to the front of the dwelling. The dwelling marks the last dwelling of its style in the row before the dwelling type along the road becomes bungalows.

PROPOSAL

Planning permission is sought for a single storey front extension and two storey side extension. The two storey side extension will replace the existing single storey garage. This will enlarge the kitchen and create a utility on the ground floor. On the first floor a third bedroom and dressing room will be formed.

The existing front porch will be removed and replaced with single storey front extension to front porch and hallway.

To facilitate the two storey side extension the existing roof will be removed and replaced as shown in P377-203C PP02. Revised plans relocate the front door to the side of the front extension.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
 SS2 Settlement Hierarchy
 SS10 Other Rural Areas Area Strategy
 DC1 Design Considerations
 DC2 The Historic Environment
 DC3 Landscape and Settlement Setting
 T1 Development and Sustainable Transport

National Planning Policy Framework

Section 4 – Decision making
 Section 12 – Achieving well designed and beautiful places

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0140 A two-storey extension to the right hand side of the property in replacement of the current garage and a single storey extension to the front of the property APPROVED 23/07/2024

CONSULTATIONS

Publicity

Site Notice expiry date: 30/09/2024
Neighbour consultation period ends: 02/09/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Cheddleton PC – No Objection providing neighbouring amenity is maintained.

Environmental Health

n/a

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy SS 2 seeks to focus further growth within the Development Boundaries of the Districts largest settlements. The Application site is located within the Development Boundary of Cheddleton, which is identified by the LP Policy SS2 as one of the rural area larger villages. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

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. In particular, new development should '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, landscaping, character and appearance.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. An extensions should respect the dominance of the original building and be subordinate to, in terms of 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.

SMDC Design Principles SPG states that 'All proposed dwellings and extensions will be assessed in the context of their surroundings so that the development is both appropriate and respects the scale, proportions and character of the area. ... When siting a new extension, the most important principle is to avoid dominating the main frontage and the extension should be subordinate to this and to the building as a whole'.



Figure 1 - North facing view of Ostlers Lane

The proposed extension would redesign the existing roof plan of the host dwelling such that the front facing gable would be relocated from the left hand side of the dwelling (when viewed from the front) to the right. The host dwelling is located at the end of a row of dwellings (figure 1) which are remarkable in terms of their uniformity. The application site is located row on the highest ground level. To the south of the application site the dwellings become bungalows in form allowing for long ranging views of the host dwelling when approaching from the south. As such the application site is located in a particularly prominent position. Redesigning the roof scape will therefore be dominant and will irreversibly change the character of the property and the street scape. The row of dwellings will no longer provide a uniform row which currently creates a strong and clear character.

Revised plans will relocate the front door to be located on the side of the single storey front extension. This will create a front elevation with a fenestration pattern uncharacteristic of the otherwise uniform row of dwellings, which have front facing front doors and porches and will result in a reduction in the legibility of the dwelling.

Overall, the proposed development will create a dwelling which will appear wholly out of character with its currently uniform neighbours. The distinctive character of the uniform row of dwellings will be harmed. This is contrary to LP Policy DC1 and the SPD guidance.

Amenity

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. In particular, new development should 'protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution'

SMDC Space about dwellings (SPD) states that the distance between front elevations containing principal windows and between rear elevations, containing three or more bedrooms should be at least 22 metres.

SMDC Space about dwellings (SPD) continues that the distance between the principal window and any site boundary or any solid obstruction higher than the top of the window is at least 6 metres.

SMDC Space about dwellings (SPD) further states that 'extensions or new buildings that are to be sited facing the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond a vertical angle of 25 degrees measured from the mid point of the nearest window(s) of any adjacent property window'

The dwelling is located next to no. 121 Ostlers Lane, a detached bungalow. The bungalow is located on a higher ground level to the application site. However due to its nature as a bungalow has a lower ridge line. An officer site visit identified one window to be located on the side elevation of no. 121. This window appeared to be obscured glazed, indicating a bathroom use. As such, while this window will be overshadowed this window is not considered to be a principal window. No. 121 is also located slightly back of the principal elevation of the proposed extension. No. 121 is located south of the application site and benefits from its natural orientation which will prevent any overshadowing or overbearing from the proposed extension. The rear elevation of no. 121 is located further back than that of the proposed extension, as such will not be impacted.



Figure 2 – Photo showing 117 Ostler Lane, including side windows.

No 117 Ostler Lane is located to the north of the application site. Figure 2 shows 2 of the three side facing windows of no. 117. Two of these windows serve the landing and bathroom, while the forward most side facing window on no. 117 serves a 3rd bedroom, with no secondary window, as such this bedroom window is considered to be a principal window. The SMD Space about dwellings (SPD) makes it apparent that principal windows are required to be at least 6 metres from any solid obstruction, and must not be obstructed when a 25 degree angle is drawn from the centre of the window. (See figure 3). The proposed reconfiguration of the roof will present a gable end to the boundary with no.117. This gable elevation will introduce a solid obstruction approx 2.4m from the side facing bedroom window at no.117. This is considered to be unacceptable, and will create an overbearing impact. This will be exacerbated by the breach in the 25 degree angle which this will create. As a result the side facing bedroom window at no.117 will suffer from a substantial loss of light from the south.

Combined the close proximity and the added height that the re-configuration of the roof creates leads to an unacceptable relationship between the two dwellings. The bedroom window at no. 117 will suffer both a loss of light and overbearing impact. As such the proposed scheme is considered to fail LP Policy DC 1 and the SPD Guidance.

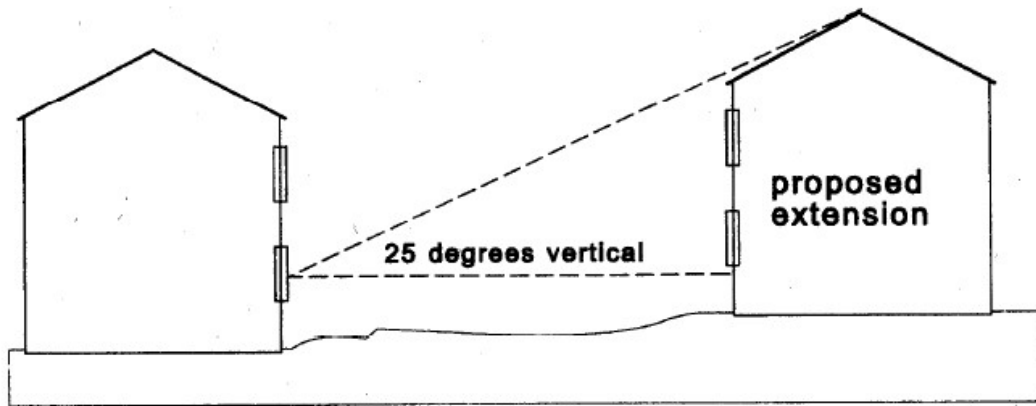


Figure 3. Daylight and adjacent and facing extensions and buildings.

Highway Safety

LP Parking Guidance states that Class C3 (residential Dwellings) should have a number of car parking spaces sufficient for the type of residence. Up to three bedrooms, requires two spaces for residents and visitors within the curtilage of the dwelling. Four or more bedrooms requires three spaces.

The floor plans demonstrates that the dwelling will have 3 bedrooms. The existing garage will be lost, however, 2 spaces can be provided to the front of the dwelling in tandem. SCC highways officer have not objected to the scheme on this basis. As such there are no highways concerns.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered to create a harmful relationship with the neighbouring dwelling (no.117 Ostlers Lane), as the proposed re-design of the roof will lead to a loss of light and outlook. This is considered to fail LP Policy DC 1 and the SMDC Space about dwellings (SPD). Furthermore the proposed scheme has been found to be harmful to the character of the street scene as the proposed scheme would lead to the loss of uniformity seen along no.s 103 to 119 Ostlers Lane. Finally, the relocation of the front door will result in a loss of legibility and character to the front elevation of the property. This is considered contrary to LP Policy DC 1 and the SPD guidance.

The applicant states that the re-orientation of the roof will allow them to install solar panels on the newly created south facing roofslope. Whilst the sustainability benefits

of this aspect of the scheme are acknowledged it is not considered that they outweigh the harm in terms of design and residential amenity as discussed above. As such the proposed development is recommended for refusal.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Rachel Robinson

Recommendation Date: 8th October 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council