

DELEGATED DECISION REPORT

SMD/2024/0293
Valid 21/06/2024

141 UTTOXETER ROAD
DRAYCOTT IN THE MOORS

EXTENSION OF EXISTING
DORMER TO FRONT ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site consists of a semi-detached dwelling fronting Uttoxeter Road and sitting within a generously sized, rectangular-shaped plot of land. The dwelling is a two-storey, part brick, part render finished, hipped roof house with double height bay window on the principal elevation. There is off-road parking space at the front and side of the house and external amenity space at the rear.

For the purposes of planning policy consideration the application site is located within the Green Belt. The land is also within an identified low-risk coal development area. The property is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A small extension to a sloping roof dormer window on the principal elevation to allow increased head height to a room at first floor level. The plans do not identify the use of the room but it is likely to be a third bedroom, study or dressing area. Proposed materials include plain roof tiles, plain matching hanging tiles and fascia's and guttering to match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS9 Smaller Villages Areas Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving Sustainable Development
- 6 Building a strong, competitive economy
- 12 Achieving well-designed and beautiful places
- 13 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0652 Proposed Single Storey infill extension to rear of the kitchen and side of garage. Approved.

09/00776/FUL Single Storey Rear Extension. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: Two representations received raising objections to the application. The comments are summarised as follows;

- Unreasonable working hours during the day
- Many ongoing projects which have not been completed
- Noise disturbance during the works
- Previous planning conditions concerning working times have not been complied with
- Concern over contractors vehicles being parked inconsiderately
- Alterations to the exterior of the dormers would look out of keeping
- Request conditions relating to working hours
- There should be no encroachment, ingress disruption or damage to any part of the neighbours property.
- Potential devaluation of neighbouring property.

Draycott Parish Council: No objections. At a meeting of Draycott in the Moors Parish Council on 8th July, the Council resolved to have no objection to the application, but would like to refer the officers to consider closely the resident objections as there could be other factors concerning completion of work proposed.

Environmental Health: If consent is granted then conditions are recommended.

Nuisance: The proposed development is near to existing properties so care needs to be taken during the construction phase to ensure these activities do not cause unreasonable disruption to the neighbour's enjoyment of their properties.

OFFICER COMMENTS

Principle of Development, design and visual impact

The application site is located within the Green Belt. National Planning Policy states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless the proposal falls within one of the listed exceptions. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan policy SS9 supports a range of proposals in principle, lending some support to housing development. Local Plan policy SS10 also supports domestic extension development within rural areas, stating that there is allowance for 'extensions or additional domestic outbuildings' 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.' Local Plan policy DC1 seeks good design which respects its site and surroundings by taking into account matters including scale, siting character and appearance.

The property has previously been extended at the rear and there are planning application approvals relating to works at the back of the house. Previous applications have acknowledged the Green Belt limitations and the most recently approved scheme (SMD/2022/0652) would take the footprint percentage increase to 80% above the size of the original house footprint, although the 2022 reference application proposed a very small floorspace addition. The current scheme is not going to be adding any new floorspace, rather it would be creating additional headroom to make the existing room more useable. The very small extension is sandwiched between the side of the existing dormer and the main two-storey, forwards projecting gable and will therefore not result in any Green Belt openness harm. The proposal is not considered to be inappropriate development.

In terms of design there are no concerns. The enlargement would follow the same form as the existing dormer. The proposed roof tiles would match those of the existing house and the plan has been amended to omit the brick wall proposal for the front of the dormer extension. The applicants intend to use hanging tiles which would have a similar appearance to those of the existing house roof which could be conditioned. The change of materials is welcomed, it ensures that the dormer addition is not too visually prominent. Whilst there would result in some unbalancing of the dormer with the attached neighbouring property, it is noted that the visual and physical balance of the pair of semi's has already been lost by the presence of the neighbour's two-storey side extension.

Neighbour amenity

The objections from neighbours have been considered. Unfortunately it is not possible to control how long a renovation project takes to complete and there does not appear to be any enforcement complaint logged against the property in terms of noise. Environmental Health have recommended a condition to restrict working hours and if these are reported as being breached then the council's Enforcement Team could investigate. Other concerns regarding contractors parking have been raised. Whilst the concerns are noted it is not possible to refuse a small dormer extension based on how a vehicle might be parked. There is space on the applicants driveway for vehicles to park.

The proposed dormer extension does not raise any concerns in terms of overlooking or being overbearing. The extension will be sandwiched between the existing dormer and the side wall of the projecting two-storey section of the house.

Coal

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 within the report it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 11.10.2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council