

DELEGATED DECISION REPORT

SMD/2024/0399
Valid 03/09/2024

29 GOLDHURST DRIVE
LOWER TEAN

PROPOSED FRONT DORMERS
- RE-SUBMISSION OF
APPLICATION SMD/2024/0230

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick and tile bungalow and its associated curtilage. The site lies within the settlement of Lower Tean which is identified as a Small Village in the Local Plan. Boundaries are not defined for Smaller villages. The site is on an established estate and is enclosed by neighbouring dwellinghouses to the North, South and West. No. 31 Goldhurst Drive is situated to the North of the site and No. 27 Goldhurst Drive is located to the South. The rear curtilage of the site adjoins the rear curtilage of High Ridge, No. 14 Teanhurst Road to the North-West and No. 14 Heybridge Close to the West. The Goldhurst Drive highway runs adjacent to the proposed site on the East.

It is noted that a number of properties within the street scene have been extended and altered, however the established character of the original estate has been largely retained.

PROPOSAL

The proposed development comprises two dormer extensions on the principal roof plane of the dwelling. The proposed dormer extensions would have a depth of approximately 2.82 metres and a width of approximately 1.45 metres. The total maximum height of the dormer extensions would be approximately 1.60 metres and the maximum eaves height is approximately 1.04 metres. The dormer extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including hung tiles, tiles and white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller 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 5 – Alterations, Extensions and Conversions

Checkley Parish Neighbourhood Development Plan 2021 TO 2035

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1980/0121 – Extension to form utility room. Approved.
SMD/2024/0230 – Proposed new front dormer and extend rear dormer. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 29/10/2024
Neighbour consultation period ends: 04/10/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

The Parish Council are of the opinion that the proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

However this resubmitted Application is still lacking sufficient information to make a definitive decision and the Applicant should be requested to provide the following required information.

A design and access statement detailing the design, choice of materials and general appearance and layout of the building.

Staffordshire County Council Highways

The proposal is for the construction of dormer windows to create 2 bedrooms, WC and landing on the first floor. The 2 ground floor bedrooms will remain and the addition of 2 first floor bedrooms will increase the floor plan to 4 bedrooms.

Staffordshire Moorlands Parking Standards state:

Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The current driveway cannot accommodate parking for 3 vehicles and therefore it is likely that this will result in additional vehicles parking on the highway. However, it was noted at the site visit there is space within the front garden to accommodate additional parking to meet with the Parking Standards. I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each space) to accommodate parking for 3 vehicles.

I have no objection to the proposal (application number SMD/2024/0399) subject to the following conditioned.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision makers 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 more limited focus on future growth is to be directed to smaller villages, including Lower Tean, only allowing for development of an appropriate scale. 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 SS9, smaller village settlements only allow for appropriate development which enhances community vitality or that meets a social or economic need of the settlement and its hinterland. The policy goes on to say that within the Smaller villages all new development will have the aim of reflecting and enhancing the special character of the village.

As the site lies within an established residential estate in Lower Tean there is no objection in principle. 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.

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The maximum height of the proposed two front dormer extensions would sit lower than the parent building, thus they would be considered appropriate development in accordance with the Council's Design SPD.

Notably, there are other dwellings amongst the streetscape with front, flat roof dormers albeit it is noted that these were designed and built as dormer units rather than being approved extensions. The proposed dormer extensions would have been of a pitched roof form, which would complement the pitched roof of the host dwelling as well as the dwellings amongst the wider street scene.

There would be a good amount of separation between the two dormer extensions, which would sit proportionately well amongst the front roof plane of the dwelling. The proposed dormer extension to the right of the dwelling would align with the ground floor window on the principal elevation, giving a visually proportionate vertical emphasis. Although the dormer extension on the left side of the roof would not strictly align with the larger ground floor window on the left side of the principal elevation, it would sit within the width of the ground floor window.

Materials used in the construction of the proposed extensions would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. The prevailing character of the surrounding street scene comprises brick built dwellings. Hung tiles and white uPVC would be used in the construction of the proposed dormer extensions. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene.

For these reasons it is considered that by virtue of its size, scale and siting the proposal maintains the character of the existing dwelling and the street scene. The proposal would therefore accord with the provisions Policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 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 No. 31 Goldhurst Drive to the North and No. 27 Goldhurst Drive to the South. The rear curtilage of the site adjoins the rear curtilage of High Ridge, No. 14 Teanhurst Road to the North-West and No. 14 Heybridge Close to the West. Thus, assessment of amenity impact will be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

Due to the smaller size of the dormer extensions and their positioning on the roof plane of the host dwelling, it is clear that no shadowing would be caused over any windows of the neighbouring dwellings at No. 31 and No. 27 Goldhurst Drive. If any shadowing would occur, it would only be over the roof plane of the adjoining semi-detached dwelling at No. 27 Goldhurst Drive, which would not be considered to have a detrimental light amenity impact. As the dormer extensions would be on the front roof plane of the dwelling and the neighbours at High Ridge, No. 14 Teanhurst Road and No. 14 Heybridge Close adjoin the rear curtilage of the site, it is clear that no light amenity impact would occur for these neighbours.

There would be no side windows on the dormer extensions which would face the neighbours at No. 31 and No. 27 Goldhurst Drive, therefore no overlooking would occur over these neighbours. As the dormer extensions would be on the front roof plane of the dwelling, no overlooking could occur over High Ridge, No. 14 Teanhurst Road and No. 14 Heybridge Close, which both adjoin the rear curtilage of the site.

Highway Safety

Paragraph 104 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 dormer extensions would not increase the number of bedrooms of the dwelling. Additionally, as the proposed extensions would be on the roof plane of the dwelling, the available off road parking to the front of the dwelling would not be changed or compromised.

Staffordshire County Council Highways have commented that the proposed extensions would create two new bedrooms, however this would not be the case. The existing plans show that the site already comprises a 4 bedroom dwelling. The proposal does not create any further bedrooms

The proposed dormer extensions would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

Although there are no front dormers in the stretch of Goldhurst Drive in which the application site is situated, the proposed dormers are modest in size and designed with pitched roofs and materials to assimilate with the host dwelling. They will not dominate the roof or unduly unbalance this pair of semis. It is also the case that front dormers are evident elsewhere on Goldhurst Drive and therefore form part of the character and appearance of the street scene. For these reasons it is considered that on balance the proposal can be supported

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 29/10/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council