

DELEGATED DECISION REPORT

SMD/2024/0405
Valid 05/09/2024

7 WOODSIDE AVENUE
BROWN EDGE

PROPOSED SINGLE STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site consists of a detached red brick bungalow with a dual pitched blue tile roof and its associated curtilage. On the west elevation, there is a conservatory. The site is in the Brown Edge Development Boundary and in a suburban setting approximately 65 metres east of the B5051.

PROPOSAL

The application seeks permission for a single storey side extension with a dual pitched roof on the west elevation to replace a conservatory. The extension is to be finished in materials to match the existing. The proposed extension would extend approximately 4.28 metres from the side elevation of the existing dwellinghouse, with an eaves height of approximately 2.86 metres, and roof ridge height of 5.4 metres.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Brown Edge Parish Council met on Monday 7th October and resolved to have no objection to this application.

Staffordshire County Council Highways

No comments.

OFFICER COMMENTS

Principle of Development

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. The site is within the Brown Edge Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and 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, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with

the parent building. 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 proposed development remains subordinate to the host dwelling as it is set back from the principal elevation and set down from the roof ridge of the host dwelling. The materials would match those of the host dwelling, as does the angle of the roof pitch. The pitched roof is in keeping with the locality as neighbouring properties which have extensions have opted for a pitched gable rather than hipped. Overall the extension is considered to compliment the character of the host dwelling and would not harm the visual character of the street scene.

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 site is bounded by 5 Woodside Avenue to the west and 9 Woodside Av. to the east. To the north are 35 and 33 Woodside Avenue. The proposed development would not have an amenity impact on neighbouring properties due to the size and siting of the proposed development. The extension would replace an existing conservatory which has cleared glazed windows facing towards the neighbour. However, although the side facing windows of the proposed development would be positioned closer to the neighbour, they would not overlook into any windows, but rather the roof of the neighbouring property due to the difference in levels and the angle at which the extension would face the neighbours. The proposal is therefore acceptable in terms of amenity.

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 development would not remove parking availability or add an additional bedroom, and therefore the proposed development would not have an impact on highway safety and is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

In light of the above, the proposed development is recommended for approval as the proposal is in keeping with the surrounding area and complies with Policy and the design guides.

OFFICER RECOMMENDATION : **APPROVE, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 30/10/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council