

DELEGATED DECISION REPORT

SMD/2024/0394
Valid 29/08/2024

ROSSALL 235 LEEK ROAD
ENDON

**PROPOSED INTERNAL
ALTERATION AND DORMER
EXTENSION WORKS TO
FACILITATE LARGER
BATHROOM AND STUDY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached red brick dormer bungalow with a dual pitched concrete tile roof. The property is located in an urban setting, and fronts onto the A53, and is one of a pair of identically styled dormer bungalows in the location. The site is within the Endon Development Boundary.

PROPOSAL

The application seeks permission for the replacement of the existing flat roofed dormer windows with larger, pitched roof dormers. The application also seeks to demolish the existing conservatory to the rear, as well as replacing existing windows and doors with new, and replacing the white uPVC cladding to the front elevation with hung tile. The replacement dormer window on the north east side elevation will no longer face the neighbouring property, but rather the front and rear of the site. The dormer window on the opposite side will retain the existing size and position of the existing window. The dormers will be finished in hung tile to match the existing roof slope and new hung tile at the front.

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

Appendix 2: Parking Guidance.

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 139.

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

- SMD/2023/0524. DESCRIPTION: Application for a Lawful Development Certificate for Proposed Two Storey Rear Extension considered to be PD and Small Porch (under 3m2). DECISION: Lawful - Cert of Lawful Use (Proposed).

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

SCC Flood Risk Team

Not major development, and therefore not statutory consultees. No further 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 Endon 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, and ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 Design Principles SPD states that dormers should be as small as possible and sited discreetly.

In this case, the proposed dormer facing No 237 Leek Road projects beyond the side elevation of the host and partly over the single storey garage creating a large and awkward feature on a visually prominent elevation. The proposal does not reflect local design styles, and contradicts design guidance and supplementary planning documents. The design of the proposal diminishes the dominance of the host building by adding significant mass on the roof slope which is visible from Leek Road. The expanse of tile hanging on the elevation facing No 237 is also considered to be a poor design response and negatively affects the character of the local area, and is therefore contrary to the Design Principles SPD and Policy DC1.

Overall, the proposed dormer on the side elevation facing No 237 creates a disharmonious composition which would detract significantly from the character and appearance of the host dwelling and the street scene within which it sits. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, and Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 Nos. 237 and 233 Leek Road to the north and west respectively. The proposed development removes an overlooking first floor window which faces No. 237, and has little change to the window facing No. 233, as the window is remaining the same size in the same location both on the property and in distance from the neighbours – the new dormer on this elevation will not extend further than the existing. Overall, the proposed development will not have an unacceptable impact on residential amenity for neighbours, and is compliant with Policy DC1 in that regard.

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 development does not add additional bedrooms, nor remove parking availability. The site can accommodate at least two vehicles, and therefore the proposed development complies with SMDC Parking Guidance and Policy T1.

CONCLUSION / PLANNING BALANCE

The proposed development does not constitute good design, and is contrary to Policy DC1 of the Local Plan, the adopted design guide SPD's, and the NPPF. Paragraph 134 of the NPPF states that development that is not well designed should be refused. The proposal is not of good design and is contrary to Local Plan policies and adopted design guidance. The recommendation is therefore to refuse.

OFFICER RECOMMENDATION : REFUSE.

Case Officer: Reuben Berriman

Recommendation Date: 13/11/2024

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

