

DELEGATED DECISION REPORT

SMD/2024/0432
Valid 23/09/2024

**59A NIXONS FOLLY THE
GREEN
KINGSLEY**

**PROPOSED EXTENSION TO LINK
WITH EXISTING OUTBUILDING,
DEMOLITION OF CHIMNEY AND
FORMATION OF FULL-HEIGHT
WINDOW.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal

DESCRIPTION OF SITE

The application site is 59A Nixons Folly, The Green, Kingsley, a detached and previously extended, two-storey dwelling. The dwelling sits within a generously sized plot of land with off-road parking space at the front and a patio and garden area at the rear. Boundaries are marked by timber fencing, hedgerows and brick walls.

For the purposes of planning policy consideration the application site is located within the Kingsley Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered. The site is within an identified high-risk, coal development area.

PROPOSAL

The construction of a single-storey 'link' to connect the main house with an existing outbuilding, the provision of a vehicular turntable, as well as the demolition of the chimney and its replacement with a full height window and feature roof pitch. The plans also show the intention of demolishing the conservatory and additional render being applied to the house walls.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

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
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00586/OLD	Rear of 59 The Green Kingsley. Details of dwellinghouse. Approved.
04/00094/FUL	Two Storey front extension. Refused.
05/00931/FUL	Two and three storey extensions. Refused.
05/01166/FUL	Two storey front /rear extensions and single storey front extension. Approved.
07/00471/FUL	Rear conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired

Public Comments

One letter of representation received making the following comments;

We have no objection to the application as shown as it does not appear to affect our property. However, the application would appear to be built directly over the public foul sewer serving part of Barnfields Lane estate, what precautions are envisaged to safeguard this facility.

Kingsley Parish Council: Support the application.

Severn Trent Water:

Severn Trent objects to the building over of any sewer or water main. However, in accordance with part H of the Building Regulations, a building over or building close to a public gravity sewer may be allowed subject to certain conditions being fulfilled.

To pursue this option the applicant must contact building.over@severntrent.co.uk to discuss

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 14-Oct-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on within 50 metres on The Green either side of the access to the property from 30/12/2019 and 29/12/2022.

Background:

The property is located on The Green (Road No. A52). The Green is the main route through the village of Kingsley, it is an A classified road, there are footways and streetlights, Access to the property is shared with other residential dwellings.

Description of Proposal:

Proposed extension to link with existing outbuilding.

Comment:

The proposal is for the construction of an extension to link the main dwelling with an existing outbuilding. The extension will comprise of a hall with W/C and boot room. It is unclear as to the use/proposed use of the existing outbuilding; the proposed or existing plans do not show the function of the rooms. The property has 4 bedrooms, required parking for a property of this size as stated within the Staffordshire Moorlands Parking Standards are 3 parking spaces at 2.4m x 4.8m each space. It is not clear on the submitted plans but from images taken from Google Streetview it would appear that the proposed extension may reduce an area that currently could be utilised as a parking area. However, it is noted on submitted plan PL (0) 02 that there is sufficient parking for 3 vehicles including the proposed turntable. It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2024/0432).

OFFICER COMMENTS

Principle of Development

The application site is located within the Kingsley Development Boundary and as such there are no 'in principle' objections to a domestic extension. Local Plan policy SS8 identifies Kingsley as a Larger Village within which there exists support in principle for a range of developments including residential. All other material planning considerations are discussed below.

Design and visual impact

The 'link' extension would connect the main dwelling to an existing outbuilding. The extension is modest in its size, it is not excessively wide and is single-storey only. It is proportionately sized in relation to the main house and existing outbuilding. The existing property has been extended, render has been applied and anthracite windows inserted. The flat roof of the extension, its full-height glazing and proposed use of brickwork would result in a modern and contemporary looking 'link' addition which, in this instance, works with its surroundings. The development is simply intended to connect two existing structures rather than being a standard extension to existing internal living accommodation.

It is not considered that the link would have any adverse visual impact upon the existing dwelling. The existing dwelling and its outbuilding do not have any regimented character, both buildings consist of differing window styles and sizes, differing materials and differing render colours. There is no historical character and the buildings are not listed, not close to any listed buildings/structures and are not within a Conservation Area. There is no concern that this proposal is adding a further materials or design variation to the site.

Visual impact would be very limited beyond the application site. The link is single-storey only, and would be situated adjacent to a very high boundary fence. Whilst some views of the extension might be possible from surrounding dwellings, the addition will very much be contained within the application site, masked by boundaries, the outbuilding and double gates.

There are no design or visual impact objections relating to the vehicular turntable. A condition is recommended in order to secure details and to ensure it is satisfactory to the Highways Authority.

There are no design or visual impact concerns relating to the proposed use of additional render. The existing house and outbuilding already have render applied to them and a suitably worded condition can secure colour details.

The removal of the chimney and the inserting of a full-height window raises no design or visual impact concerns. The removal of the chimney will not result in any adverse design impact to the dwelling and there already exists vertically emphasised window openings on each side of the chimney stack.

Neighbour amenity

There are no neighbour amenity objections to the proposal. The link extension would be sited close to the boundary with number 7 Rushton Avenue. However it is clear that due to the high level boundary fencing and the fact that the link is single-storey only, there would be no overbearing/overshadowing issues.

Highways

The County Highways officer has no objections to the application and detailed consultation comments can be read within the 'Consultations' section of this report. The Highways officer comments that the use of the outbuilding is not known, the architect confirms it is used as a design studio and will remain as such. The Highways officer comments that this is a 4 bedroom dwelling and therefore adopted parking standards require 3 off-road parking spaces. It is noted that the study room has the potential for bedroom use as well as the existing outbuilding, however the parking standards only specify that properties with 4 or more bedrooms require 3 spaces. It is noted that the application proposes a vehicular turntable, it is recommended that in the event of the application being approved, a condition is added to secure this feature.

Coal

The application site is located within a part of Kingsley that has been identified as a High Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions and advisory notes.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson

Recommendation Date: 02.12.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council