

DELEGATED DECISION REPORT

SMD/2024/0484
Valid 25/10/2024

26 MEADOW ROAD
BROWN EDGE

**DEMOLITION OF EXISTING
GARAGE AND PROPOSED TWO
STOREY EXTENSION TO SIDE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 26 Meadow Road, Brown Edge, a semi-detached, two-storey, hipped roof dwelling with lean-to brick garage, conservatory, and outbuilding. There is off-road parking at the front of the house and a garden area at the back. The dwelling fronts Meadow Road, facing towards the south-east. Number 26 sits within a well-established roadside frontage of similarly designed semi's, a number of which have benefitted from extensions/alterations. On the north-eastern side of the dwelling there is a vehicular access track which leads to an open area of grassland. There are a number of bungalows on the opposite side of the road.

For the purposes of planning policy consideration the application site is located within the Brown Edge Development Boundary and records show the site to be within a High risk coal development area. The site is not within a Conservation Area and there are no protected trees or listed buildings/structures which need to be considered.

PROPOSAL

Replacement of the lean-to garage and the erection of a two-storey, hipped roof, side extension. The addition would be constructed using matching bricks and tiles and (together with internal alterations) would provide additional accommodation in the form of a kitchen/dining area on the ground floor and a master bedroom with ensuite at first floor level. The additional bedroom would result in this property being a four bedroom house.

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

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 places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

91/00691/OLD Erection of garage. Approved.

78/05693/OLDDC Extension to kitchen, w/c and garage. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Brown Edge Parish Council:

No representations received during the statutory consultation period.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 03-Dec-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Meadow Road within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Meadow Road (Road No. D1221) an unclassified road with a speed limit of 30mph. Meadow Road serves residential properties, there are footways and street lighting. The 3 bedroomed property benefits from a garage and off highway parking that can accommodate 2 vehicles (inclusive of the garage).

Proposal

Demolition of existing garage and proposed two storey extension to side.

Comments on Information submitted

The proposal is for the demolition of the existing garage and to be replaced with a new 2 storey extension to the side elevation of the property. The proposed extension will provide a kitchen and dining room with master bedroom above. The proposed demolition of the garage will result in the loss of a parking space. The floor plan will increase from 3 to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semidetached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. The submitted plan titled Block Plan shows parking for 3 vehicles which meets with the Parking Standards. The plan however does not specify the type of material for the hardstanding. It was noted at the site visit there is a boundary wall, this will be required to be removed/reduced to provide access to the parking spaces. Due to the wall's proximity to the adopted highway a permit to dig may be required. To make practical use of the spaces the widening of the dropped kerb is necessary. I have no objection to the proposal (application number SMD/2024/0484) subject to the following condition.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Block Plan and surfaced in tarmac or other sustainably drained material and kept as intended for the lifetime of the development.

Reason:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer

It is noted that the submitted Block Plan does not specify the type of material to be used for the hardstanding hence the condition above for the parking area to be surfaced in tarmac or other sustainably drained material. The front garden wall will need to be removed/reduced, and the vehicle access crossing (dropped kerbs) should be widened to facilitate access to the parking area. Please note that the widening of the vehicle access crossing will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> A permit to dig may be required follow the link below
<https://www.staffordshire.gov.uk/Highways/licences/PermittoDig.aspx> For more information regarding the Section 184 and Permit to dig application, combined, please email trafficandnetwork@staffordshire.gov.uk

OFFICER COMMENTS

Principle of Development

The application site is located within the Brown Edge Development Boundary and as such there are no 'in principle' objections to a domestic extension. Local Plan policy SS8 identifies Brown Edge 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

No objections relating to the design of the extension. The proposed hipped roof arrangement will match that of the existing house. The lower ridge-line, the break (setting back) of the principal elevation roof slope and the recessed first floor all contribute to the extension having a subordinate relationship with the existing house. Windows and doors are to be contained within the front and rear elevations, all of which are proportionately sized.

The addition will have wider visual impact beyond the application site due to its close proximity to the highway and neighbouring dwellings. However, this is not a concern. The extension is well designed, does not harm the appearance of the existing house and fits with the existing character of the area. Furthermore, it is noted that the neighbouring property, number 24 Meadow Road (not attached and to the north-east) has already benefitted from a side extension.

For the reasons outlined above, it is considered there are no design or visual impact objections to this application.

Neighbour amenity

No issues with neighbour amenity. Properties opposite are across the road and separation distances will be maintained. There are no dwellings to the rear and no part of the addition will impact upon the attached dwelling (number 28 Meadow Road). The neighbour to the north-east, on the other side of the access track will be the closest neighbouring property to the addition. As previously mentioned, number 28 has already benefitted from a side extension and there are no principal windows with its side wall. No windows are proposed within the side wall of the proposed extension, therefore no overlooking concerns.

Highways

No objections in terms of highways impact and parking arrangements. The plans show the intention to provide three off-road parking spaces at the front of the house. Subject to compliance with the proposed Block Plan in respect of the parking spaces, the scheme complies with the council's adopted parking standards of providing three off-road parking spaces for a four bedroom dwelling. The County Highway officer's comments can be read in full within the 'Consultations' section of this report but essentially there are no concerns regarding the proposed parking/access arrangements and a condition is recommended to secure the parking area prior to first use of the extension.

Coal

The application site is located within an 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 above it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION :

Approve subject to conditions

Case Officer: Lisa Jackson

Recommendation Date: 20.12.2024

X

J. Curley

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council