

DELEGATED DECISION REPORT

SMD/2024/0209
Valid 10/06/2024

8 SOUTHWLOVE ROAD
CELLARHEAD

FIRST FLOOR SIDE
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

The site is a detached early 20th Century house made from red brick, and has a dual pitched hipped tile roof. The house has an attached garage to the side, above which the proposal will be built. The site is in a suburban setting and within the Werrington Development Boundary.

PROPOSAL

The application seeks permission for a first floor side extension above the existing garage and utility, made from brick and tiles similar to the existing. The proposal will add a fourth bedroom to the property. The roof is to be hipped to match the existing, although the roof pitch of the extension would not match that of the host dwelling below the eaves, as it becomes steeper to form a catslide roof at the front and rear first floor elevations.

Amended plans were requested and several iterations of the design have been received, however none were deemed to mitigate the amenity impact. The applicant chose for these plans to be the ones attached to the refusal notice.

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

- SMD/2023/0493. DESCRIPTION: First floor side extension. DECISION: REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: expired
Neighbour consultation period: expired
Press Advert: N/A

Public Comments

This application was subject to four comments, all in objection. The issues raised were regarding:

- Design (visually intrusive)
- Amenity (overbearing nature, loss of light, overshadowing)

Town / Parish Comments

Neither.

Comments: Cheddleton Parish Council note that Application SMD/2023/0493 was refused and no considerable change to this new application.

Staffordshire County Council Highways

Conditional:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drawing No. 1555_A1_01 Rev D. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

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

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 Werrington Development Boundary and therefore acceptable in principle. This application seeks to address the previous refusal for a similar first floor extension, ref SMD/2023/0493

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. While the proposal is subordinate to the host dwelling at the roof level, the design of the extension is not in keeping with the host dwelling. The different roof pitches, paired with the hipped roof, make create an incongruous addition to the property, and one which is not of traditional design or local vernacular. The side profile of the extension is more akin to an American barn or Swiss chalet than a 1930's suburban property.

The revised plans build upon those which were previously refused (application reference SMD/2023/0493), however it is considered that the plans submitted for this application do not improve the design and amenity issues of the previous application, but rather exacerbate them as there is now more mass in the roof space of the extension which negatively impacts upon neighbouring property. The proposal is therefore not of good design, and does not comply with local design styles, design guides or the Local Plan.

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 2 The Oval to the north, and 6 Southlowe Road to the south. Due to the proposed extension being located on the north side of the property there will be no impact on the amenity on No. 6 Southlowe Road.

The size and siting of the proposal would have a severe overbearing effect on No.2 The Oval, as well as overshadowing the rear garden closest to the house and the kitchen window. The loss of sunlight to No.2 The Oval is compounded by the fact that the rear garden, which would be impacted the most, is relatively small and already suffers from overshadowing due to surrounding development. The proposed extension would result in additional loss of sunlight during the afternoon and latter part of the day when the sun is in the west. This would be especially noticeable in the winter months in the garden and rear facing rooms of no.2.

The overbearing effect of the proposal would result from the large gable end which is less than 2 metres from the boundary, and only 3 metres from the corner wall of No.2 The Oval, and would be a 4.2 metre high wall. As this would be within the 3 metres of garden immediately adjacent to the house, which is the most sensitive to amenity impacts, it is thought to be overbearing.

In line with paragraph 38 of the NPPF, amendments were sought in an attempt to mitigate the loss of amenity for neighbours, and as such the window on the rear elevation which was to cause a severe overlooking problem for No. 2 The Oval was shown as obscure glazed. Whilst the massing of the extension has also been reduce, this was considered insufficient to overcome the harm to amenity described above.

The proposal therefore fails to comply with Paragraph 135 f) of the NPPF and Local Plan Policy DC1

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 would increase the number of bedrooms from three to four, which would require three parking spaces. The proposal complies in this regard as a parking plan is provided showing three spaces.

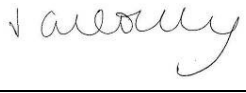
CONCLUSION / PLANNING BALANCE

On balance, the proposed extension is of poor design and would result in an unacceptable loss of amenity for a neighbouring property in terms of loss of sunlight, overshadowing and overbearing effect. The concerns raised by the refused application (SMD/2023/0493) have not been addressed satisfactorily; in fact this application raises the additional harm to street scene as a result of its poor design on this prominent corner plot. The Case Officer requested amended plans to judge whether the effect could be mitigated, however it is not considered that any additional development in this location on the property would be feasible without the loss of neighbour amenity. Therefore, the recommendation is to refuse.

OFFICER RECOMMENDATION : RESUSAL

Case Officer: Reuben Berriman

Recommendation Date: 08/01/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council