

DELEGATED DECISION REPORT

SMD/2024/0290
Valid 20/06/2024

LINLEY CLEWLOWS BANK
BAGNALL

PROPOSED SIDE EXTENSION TO
DWELLING, PROPOSED LOFT
CONVERSION WITH DORMER TO
REAR.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A detached bungalow with steeply sloping hipped roof and smaller, forwards projecting gable with bay window. The dwelling sits within a broadly rectangular-shaped plot of land and is orientated to face towards the west. There is off-road parking at the front of the house and a garden at the rear.

For the purposes of planning policy consideration the application site has a countryside designation but is not within the Green Belt. The property is within a low-risk coal development area and there are protected trees at the front of the property. The property does not sit within any Conservation Area.

PROPOSAL

In its current form 'Linley' is a two-bedroom bungalow with bathroom, kitchen, living room and a steep hipped roof. The application seeks consent for a side extension, rear dormer window and loft conversion.

At ground floor level the extensions and internal alterations will provide two bedrooms (both with ensuite), separate WC and utility room, open-plan kitchen/living/dining room. Within the extended roof space there would be a third bedroom with ensuite. The application form states that materials to be used are bricks and tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS9	Smaller Villages Areas Strategy
DC1	Design Considerations

DC3	Landscape and Settlement Setting
NE2	Trees, Woodlands and Hedgerows
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 places
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received.

Bagnall Parish Council: No representations received.

Trees (SMDC):

No objection to this application. No significant and/or protected trees would be affected. No conditions to secure temporary tree protection measures during construction would be required.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 27-Jun-2024

Notes to Planning Officer

Application is for a side extension and loft conversion. Proposal will result in a dwelling with three bedrooms. There is adequate parking within the curtilage of the dwelling to accommodate parking for a three bed dwelling under SMDC parking standards. Access and parking area are existing and will remain unaltered. Current records show that there were no Personal Injury Collisions on Clewloes Bank within 50m either side of the property access in the previous five years.

OFFICER COMMENTS

Principle of Development

The application site is located within a 'Smaller Village' as defined by the Staffordshire Moorlands Local Plan within policy SS9. Although there is no specific reference to domestic extensions within SS9, there is clear support for development proposals which are appropriate for their location and there is specific mention of new build housing development. Policy SS1 sets out the councils expectations of all development contributing positively to the social, economic and environmental improvement, in other words support for sustainable development. There are no 'in principle' objections to this application but there are other material planning matters which need to be considered, these are assessed as follows.

Design and visual impact

No objections to the rear dormer addition. The side elevation plans portray the dormer as being a very bulky addition but in reality it is being attached to a sloping hipped roof and will not be as visually dominant when viewed from the side elevations as the technical drawing shows, due to the fact that the dormer would be positioned centrally within the rear roof slope and not close to the eaves/verges. The plans do not show the dormer exceeding the existing ridge height and it sits well within the edges of the roof slope. In terms of wider visual impact the dormer will likely be seen from within the grounds of neighbouring properties and there may be some sight of it from Bagnall Road itself. However, this is a domestic development within a residential area and it would not appear out of place to the detriment of the street scene.

The side extension raises no design concerns, it is set back from the front wall and roof slope of the bungalow and has a lower ridge height. The side extension is proportionately sized, it does not dominate the appearance of the existing property. The side extension will be seen from the public domain, but this is not an issue as there are differing styles of property within the area, the street scene at this point does not have a uniform appearance.

The application form states the use of bricks and tiles. In the event of the planning application being approved, it is recommended that a suitably worded condition could be added to secure matching materials.

Neighbour amenity

There are no neighbours to the rear of the property. Whilst there may be some overlooking into neighbouring gardens, this is not an unusual occurrence within a row of properties fronting a highway. The addition of the dormer will not result in any direct window to window overlooking. The side extension would be located on the northern side of the dwelling, adjacent to the boundary with a property known as 'Lynden.' Lynden has no windows within its side wall which would face the extension. There are no amenity impact concerns relating to the dwelling to the south (High Winds).

It is noted that no representations have been received from any neighbouring property.

Highways

The dwelling (once extended) will become a three bedroom property. The Council's adopted Parking standards require two off-road parking spaces to be provided for a three bedroom house. There is an existing off-road parking area at the front of the house. At the time of the site visit there were three vehicles within the drive, thus clearly demonstrating that the parking standards can be achieved. The application does not propose any alterations to the parking arrangements. The consultation response comments received from the County Highways officer can be read in full earlier within this report, however in summary there are no objections to the application.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 10.01.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council