

DELEGATED DECISION REPORT

SMD/2024/0500
Valid 06/11/2024

9 SPENCER AVENUE
ENDON

PROPOSED TWO STOREY
EXTENSION TO SIDE AND
SINGLE STOREY EXTENSION TO
REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking standards
- Coal

DESCRIPTION OF SITE

The application site is number 9 Spencer Avenue Endon, a two-storey, white rendered, semi-detached dwelling occupying an end of cul-de-sac location. At the front of the house there is an off-road, blocked paved parking area. The property has previously benefitted from single storey side extensions in the form of a utility and store/garage. To the rear of the house there is a garden, a patio/gravelled area and detached timber outbuilding. Boundaries are marked by hedgerows, timber fencing and the side wall of the neighbour's (attached) rear extension.

For the purposes of planning policy consideration the application site is located within the Endon Village 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 a low-risk coal development area.

PROPOSAL

The proposed development would see the demolition of the ground floor side extensions and their replacement with a two-storey side and single-storey rear extension. The application site is narrower at the front than it is towards the rear boundary. The side extension appears to have been designed to maximise the shape of the plot which has resulted in a staggered footprint. At ground floor level the internal alterations and extension would allow the property to benefit from an open-plan kitchen/dining area, utility room and separate store room. The store room would be accessed externally only by a door similar in appearance to a garage door. At first floor level there would be a third bedroom with ensuite. The original third bedroom would be converted into an ensuite to serve bedroom number 1. The plans indicate plain roof tiles to match the existing house

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategies
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

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Endon with Stanley Parish Council:

No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

As the application site is located within the Endon village Development Boundary there are no 'in principle' objections to a domestic extension. Local Plan policy SS8 identifies Endon 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

There are no objections to the design of the proposed extension. Whilst the addition would be a little unusual in terms of its staggered footprint, this is clearly due to the shape of the plot and the applicants wanting to maximise the use of the space available. The extension would not be disproportionately sized, the lower ridge heights, broken/set-back roof slopes and walls set back from the principal elevation, all contribute to the subordinate appearance of the addition. The rear extension is simply designed, its sloping roof, simply formed windows and

doors and the proposed use of render and matching tiles are acceptable. A condition could be added to secure matching construction materials.

The rear extension is likely to be seen from neighbouring properties only. The side extension would have some visual impact beyond the boundaries of the application site, due to its size and location. There is no concern in respect of visual impact. Spencer Avenue mainly consists of brick faced and rendered semi-detached dwellings, some of which have been subjected to extensions/alterations; there is no uniform appearance. The proposed extension is similar in its design to the existing extension added to the attached dwelling (number 7 Spencer Avenue).

Neighbour amenity

There are no neighbour amenity concerns in respect of the ground floor rear extension, it would not result in any overbearing impact upon either of the neighbouring properties as it would be set away from the boundary and there would be no conflict with the 45 degree rule. Furthermore, it is single storey. The side extension would have the most impact upon number 11 Spencer Avenue, in terms of visual impact, physical presence and proximity to the shared boundary. A site visit revealed that there are a number of windows within the side wall of number 11 facing directly towards the area of the proposed side extension, However none of the windows are principal windows, the kitchen benefiting from another window in the rear elevation.. Therefore the Space About Dwellings standards appear to be complied with. The side extension will have no overbearing impact upon the attached dwelling. No side windows are proposed which would impact privacy.

Parking standards

The proposed extensions and alterations would result in a three bedroom dwelling. The councils adopted parking standards require two off-road parking spaces for a three bedroom property. At the time of the site visit there were two vehicles parked in the driveway, clearly demonstrating compliance with the council's standards. The application does not propose the loss of any existing parking space. For these reasons it is considered that the application is acceptable in terms of highways/parking matters.

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

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 13.01.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council