

DELEGATED DECISION REPORT

SMD/2024/0435
Valid 23/09/2024

34 HILLSWOOD DRIVE
ENDON

**PROPOSED DEMOLITION OF
EXISTING GARAGE,
ERECTION OF FRONT, SIDE
AND REAR EXTENSIONS AND
ELEVATIONAL ALTERATIONS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a detached dwelling within an established residential area. The dwelling is set back from the road behind mature privacy hedges that screens the lower half of the principal elevation. The noticeable features of this 1960s property are the wide windows on the first floor, PVC white cladding and front extension that wraps around the full width of the side elevation. It fronts onto a generously sized off-road parking area. The land at the front of the house is relatively level but slopes down to the rear. There is a stream running alongside the rear boundary of the site. Beyond the stream are the rear gardens of the Greenfield Road properties which slope downwards towards the stream. There are currently gates to the property.

The application site is located within the Endon Village Development Boundary. Although there is a stream at the rear of the property, neither the dwelling nor its outside space are known to be within any identified flood zone (according to planning records).

PROPOSAL

Planning permission is sought to for the demolition of the existing garage and its flat roof front porch for a two storey front extension and single storey extension which will wrap around the side and rear of the property.

The front two storey extension, to serve as a large hallway, will feature a gable roof and be fully glazed. It will protrude out 2.8m from the principal elevation with a width of 3.5m. The eaves height will be 5m and ridge height will be 6.5m.

Following the removal of the integral garage, the applicant seek a similar build featuring a flat room with a height of 3.3m (+0.7m) and width of 3.5 (+0.7m). The single storey extension will not protrude beyond the existing building line however

will extend 4m beyond the rear wall and across the full length of the rear elevation to create a large rear extension; This part of the extension will serve a bedroom, living room and kitchen. The extension will be 4m by 12.8m with a ridge height of 3m from patio ground level.

The side element of the extension will be used as a bedroom with ensuite shower room.

The extension will use coated in cream monocouche render and all fenestrations will be aluminium framed in anthracite.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles

SS8 Larger Villages Areas Strategy

DC1 Design Considerations

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 5/11/24

Neighbour consultation period ends: 15/10/24

Public Comments

Neighbour comments	No representatives received
Endon and Stanley Parish Council Comments	No real concerns other than consideration should be paid to the potential overlooking into the property to the rear of No.34 Hillswood due the significant level differences existing on site and it is noted while no obvious building line exists the dominant front extension extends close to 3m from the extent of the original dwelling.
Staffordshire County Council Highways	No objection subject to condition

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Endon. Endon is identified within the Local Plan as a 'Larger Village' and as such there is support in principle for a range of developments. This application is alterations and extensions to the property. Whilst there are no 'in principle' objections to the application the acceptability (or otherwise) of the scheme should be determined based on its site circumstances.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Amended plans were negotiated, and submitted by the Agent, due to the scale and bulk of the front extension and use of materials in the original proposal. The amended proposal seeks a reduction in the width of the front extension that was disproportionate to the dwelling and increase the height of the ridge to relate well to the dwelling. As for the materials, the stone cladding was omitted for render and retention of brick which is its primary material and to ensure the character of the property is not lost as a part of the alteration. The re-amended plan is the final plan which is to be assessed.

The proposed alteration will be a significant change from its typical 1960s designed property. However, the building is of limited architectural interest and sits within a residential area that is made up of traditional buildings that have been altered in some way or other. The introduction of a front extension ties in well with the adjacent neighbour known as 32 Hillswood Drive which has a rendered front projecting gable so not to appear out of keeping. The property is also set back from the general building line along the street that the length of the front extension (2.8m) will not appear as intrusive within the street-scene than what is shown on plan and less so given that the lower half of the property is screened by its own front boundary treatment. The case officer has taken into account the comments made by the Parish regarding the front extension.

When considering the front, side and rear extension, this element is broadly the same character as the garage that will be demolished via its flat roof albeit slightly higher and wider. The extension will sit in proportion and remain subservient from the large dwelling. It will also utilise the available space to the side that the curtilage currently offers without compromising on the private amenity space to the rear. Lastly, the bulk of the extension is to the rear of the property therefore, will not be visible from the public realm.

Overall, the scheme is considered visually acceptable and would be in keeping with the street-scene. It is in accordance with Policy DC1 of the Local Plan.

Impact to neighbouring properties

Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The front extension will look onto the street-scene with sufficient distance to the properties opposite. It is not considered to impact any neighbours.

The side extension will have a small window serving a shower. As a precautionary measure, a condition will be added to ensure this window will be obscure and top-hung only to protect neighbours amenity to the west of the site (32 Hillswood). This said, it is not envisaged that this will impact the adjacent neighbour given that it sits on a higher level than the application site and is screened by a high boundary fence.

As for the rear extension, many of the Hillswood Drive and Greenfield Road rear gardens are exposed due to the great drop in ground levels. Whilst some have physical boundaries such as fencing it is still possible to see neighbouring land due to the elevated positions of the dwellings. In this particular instance, it is considered that the privacy of the neighbours to the north that abut the site boundary- particularly 27 Greenfield Road will be maintained; the reason being that the applicant benefits from several trees at the end of the garden which will help break up the views and provide privacy to the north of the site. In addition, the owner has an elongated garden (30m from the extension to the north boundary) so together with the mature trees, it is not envisaged to cause any overlooking. Endon Parish Council raised concerns to the impact of the neighbours to the north of the site which has been addressed in this paragraph.

Referring to loss of light, the neighbours on either side of the site boundary will not be affected. Whilst the rear extension will be closer to the neighbour to the west of the site (32 Hillswood) and will project significantly beyond its rear elevation, no.32 sits on a higher land and in view of the single storey flat roofed nature of the extension, no loss of light is envisaged. The 2 storey extension to the front will be sufficiently far from the boundary to avoid overshadowing, particularly as no.32 stands forward of it.

The neighbour to the east (36 Hillswood) also sits forward of the applicant's property and has a separation wall to wall distance of at least 7m that the length of the rear extension would not breach the 45 degree line from any habitable windows to the rear of the neighbouring property.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposed works will result in the loss of the integral garage and reduction of front parking as a result of the front extension. It is also noted that there are currently gates to the property. The submitted plans show the proposal will increase the property's floor plan from 3 to 4 bedrooms. For a property of 4 or more bedrooms, 3 parking spaces are required.

The agent has submitted a parking plan following initial comments from County Highways requesting a plan detailing a parking area sufficient in size (2.4m x 4.8m

each space) to accommodate parking for 3 vehicles and if gates are to be retained. The plan submitted shows a gate set back 5m from the highway as requested in the initial comments from County Highways. Following amendments, County Highways raised no objections and have requested upon approved decision, a condition be attached ensuring the parking area is in a bound and porous material, and shall be kept for its intended purpose for the life of the development.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 17/01/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council