

DELEGATED DECISION REPORT

SMD/2025/0151
Valid 25/03/2025

9 WOODVALE CRESCENT
ENDON

**PROPOSED FULL WIDTH REAR
BALCONY WITH
EXTENDED/OVERHANGING ROOF
DETAIL, WITH ACCESS STEPS TO
EXTERNAL GROUND LEVEL AND
STORAGE AREA BELOW, AND
GARAGE CONVERSION TO
HABITABLE ROOM SPACE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A detached, split-level brick and tile dwelling occupying an end of cul-de-sac location. The surrounding area is residential with a mix of dwelling types including bungalows, split-level and two-storey dwellings. Construction materials vary, including tiles, brick, cladding and pebble-dash render.

For the purposes of planning policy consideration, the application site is located within the Endon Village Development Boundary. The site does not form part of any conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The construction of a balcony to the rear of the dwelling which would be accessed from two bedrooms and a sitting room. The balcony would span the full width of the rear of the house, replacing an existing balcony. The proposal would also include the enlargement of the existing roof to the rear, to form an overhang and provide a covered area for the balcony. Internal alterations are also proposed which includes relocating and extending the size of the kitchen/diner, relocation of bedroom 2 and the forming of an ensuite. External alterations to the front of the dwelling include the replacement of the lounge window with a bow window, removal of the garage door and its replacement with a small window to serve the newly formed kitchen area, and the front of the dwelling having a render finish.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
H1	New Housing Development
T1	Development and Sustainable Transport

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 development

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0160	2 storey rear extension, internal reconfiguration with altered and additional window openings, rendering of front of property Approved.
00/01231/FUL	Extension to form garage (existing garage converted to bedroom). Approved.

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

The application site is located within the village of Endon. Endon is identified within the Staffordshire Moorlands Local Plan as a larger village. Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic development.

Design and visual impact

There are no objections to the design of the enlarged roof or the balcony. The plans state the intention to use matching roof tiles, this is welcomed. The roof enlargement would simply be a continuation of the existing pitch, to form an overhang to assist in sheltering the balcony. The enlarged roof would not have any adverse visual impact upon the existing dwelling. There are no concerns regarding the design of the balcony. Proposed balcony materials include painted, metal support posts, and a composite decked balcony and matching balustrade. The balcony and external staircase would not result in any visual harm upon the character of the existing dwelling. Further alterations include the replacement of the garage door with a flush fitting window and replacement of the lounge window with a bow-style window. Neither of the window alterations raise any concerns, they are simple amendments which would not harm the appearance of the dwelling. The most notable change to the front of the house would be the application of render along the entire principal elevation. The plans do not give any indication of render colour, simply describing it as 'through coloured render.' Render colour could be

conditioned via an appropriately worded condition in the event of the application being recommended for approval.

Neighbour amenity

The application site is surrounded by residential dwellings. Number 7 Woodvale Crescent (to the north-west) has a balcony to the rear, however it is small in area and does not appear dissimilar to the size of the applicants existing balcony. the relationship between the balcony at number 7 and the existing balcony at the application property, results in a mutual overlooking, rather than a one-way overlooking relationship.

The balcony would be accessed via outwards opening French doors from two bedrooms and a further room marked as a sitting room on the plan. It is noted that the dwellings to the rear of the site sit at a much lower land level than the application site, the use of the balcony would allow views over the rear gardens and rear windows of the lower level dwellings to an unacceptable degree. The location, height and large floor area (approximately 2m x 12m) of the proposed balcony offers the potential for gatherings to take place. The very nature of a balcony area is to provide external and useable amenity space. It is not possible to condition the number of users at any one time or indeed the hours of use and, unlike the current balcony arrangement, would be accessed via three separate rooms. Even at times when the balcony is not being used, there would remain the perception of being overlooked and of an overbearing form of development. Photographs within the application file show views over to the properties at the rear, the balcony would bring occupants of the application property approximately 2m closer to their rear boundary and the property behind. The large boundary hedge is noted, however this is not a protected feature and in any case, views over the top of it are possible.

It is noted that planning permission reference SMD/2023/0160 approved a rear extension with a full height glazed window and a Juliette balcony. However, this arrangement is different to a balcony. Whilst some overlooking could occur from the Juliette balcony and window, these are not features which provide raised, outdoor amenity space. A balcony space allows for greater time periods of use, for example sitting out in the evening, entertaining guests etc. A Juliette balcony allows light and greater air flow. The approved windows will not allow the opportunity for overlooking to the level/degree of a balcony.

Highways

No issues in respect of highways impact. The existing dwelling is a three bedroom property, the resultant internal alterations would see the dwelling being retained as a three bedroom dwelling. The application is not proposing the addition of any further bedrooms, it is noted that internal alterations could take place at this property without the need for planning permission. In any case, the dwelling benefits from off-road parking

CONCLUSION / PLANNING BALANCE

For the above referenced, neighbour amenity impact reasons, it is recommended that the application is refused.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson

Recommendation Date: 29.05.2025

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council