DELEGATED DECISION REPORT

SMD/2017/0599 **Valid 05/09/2017**	**6 MOSS CLOSE** **WERRINGTON**	**DOUBLE-GARAGE WITH INTERGRATED WALK-WAY TO HOUSE. LOFT CONVERSION WITH EN-SUITE AND DORMER WINDOW ON THE NORTH FACING ROOF.** **(FULL - MINOR)**

MAIN ISSUES

The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Werrington and lies at the end of a short cul-de-sac on a modern housing estate. It comprises a detached bungalow which is one of a row of three similar dwellings which lie to the north side and also face the cul-de-sac to the east. There are other residential properties to the rear (west) and also on raised land to the south side.

PROPOSAL

The application is for a single storey garage and workshop building to the side/rear of the bungalow and would be integrated with the dwelling via a short passage connected to the kitchen on the rear elevation. There was previously a small detached flat-roofed single garage in this part of the site. Also, a dormer window would also be added to the north side-facing roof-slope of the bungalow as part of a loft conversion with “ensuite” although the proposed layout plans show a loft entrance (hatch?) rather than a staircase to access the upper floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.10.17
Neighbour consultation period ends: 18.10.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

With regard to the character and appearance of the area, the garage structure would be in the rear garden and would not be unduly prominent when viewed from the road. Its design and form, including the pitched roof with front gable end, would harmonise with the bungalow. The proposed dormer window would not dominate the roof slope and dormers are a feature of the surrounding housing estate where a number of bungalows and chalet bungalows exist.

With regard to residential amenity, the proposed garage would be slightly closer to the dwelling to the rear of the site but despite being on higher ground than the rear property, would be partly screened by an existing rear garage and 2.0m high fences within the rear property. The single storey form of the proposed garage and roof sloping away from the rear wall of the rear property would ensure it would not appear overdominant or lead to a significant loss of light affecting the rear property. The property to the south side is on higher ground and has a larger than average rear garden ensuring it would not appear overbearing to the residents to the south and they would not be affected by any significant loss of light provision. The proposed north-facing dormer window would view directly onto the roof ridge of the neighbouring bungalow and it would not be possible to view directly into windows of either of the adjacent dwellings to any rear extent. The proposal would therefore not lead to any harm to residential amenity by way of loss of light, overdominance or loss of privacy.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 31.10.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council