DELEGATED DECISION REPORT

SMD/2018/0315 **Valid 17/05/2018**	**144 WASHERWALL LANE** **WERRINGTON**	**PROPOSED EXTENSION TO SIDE TO FORM GARAGE WITH UTILITY TOGETHER WITH BEDROOM EXTENSION TO FRONT PORCH.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Amenity
- Design

DESCRIPTION OF SITE
The application site is located within the Green Belt within the Werrington ward. It relates to a single storey bungalow set within a large plot with a generous front and rear garden. There is a long drive serving the dwelling which is accessed off Washerwall Lane.

The application is bound to the north by the rear garden on No. 146 Washerwall Lane which is a large detached dwelling. To the east the application is bound by Washerwall Lane, beyond which is agricultural land. To the south the application is bound by No. 142 Washerwall Lane. To the west the application site is bound by open agricultural land which is within the Green Belt.

PROPOSAL
The application seeks planning permission for the extension of the bungalow to form an integral garage with utility room and a bedroom extension with porch to the front of the dwelling.

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
SS6a Larger Villages Area Strategy
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-17
Section(s)

7: Requiring Good Design;
9: Protecting Green Belt Land;
11: Conserving and Enhancing the Natural Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with the site

CONSULTATIONS
Publicity
Site Notice expiry date: 12/06/2018
Neighbour consultation period ends: 11/06/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Environmental Health
N/A

Staffordshire County Council Highways
No objections

Severn Trent Water
No objections

OFFICER COMMENTS
Principle of Development
Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorland Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

For the purposes of planning policy consideration the application site is located within the Green Belt where, in accordance with paragraph 89 of the National Planning Policy Framework (NPPF), it is outlined that the Local Planning Authority should regard the construction of new buildings as inappropriate development within the Green Belt. Relevant to this application is the exception of 'the extension or alteration of a building provided that it does not result in disproportionate additions

over and above the size of the original building". One of the fundamental Green Belt aims is to keep land permanently open in order to prevent urban sprawl (para 79 NPPF).

The proposed development includes providing a link between the detached garage and the side of the dwelling, it also provides for a porch and extended bedroom to the front elevation. It is considered that the proposed extensions represent an increase in volume which is in proportion to the existing dwelling and are certainly not in excess of a 50% increase. It is not considered that the proposed development would significantly impact upon opened within the Green Belt.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy in relation to design and amenity.

Design
Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The application form which accompanies the planning application states that the materials used for construction will be beige brickwork with Marley Ludlow roof tiles, to match with the existing dwelling. Doors are also to be white UPVC to match with the existing dwelling.

The proposed extension will extend the side wall of the garage by 0.8m towards No. 142 Washerwall Lane. It will also fill in the gap between the side wall of the garage and the side wall of the house which ranges in width from 1.5m to 2m in width. The proposed extension would also increase the depth of the garage, bringing it forward by 1m. Following discussions with the case officer, amended plans have been submitted which have altered the garage from a hipped roof to a gable, so that it matches with the existing projecting gable to the other side of the dwelling, to the front elevation. The proposed garage extension measures (4.2 to ridge height) which is lower than the gable to the other side of the dwelling (4.7m to ridge in height) and subordinate to the roof of the main dwelling which is 5.1m in height (to ridge).

To the front elevation the proposed extension projects forward of the existing building line and includes an oak frame porch around the front door as well as a bay window to the extended bedroom. The oak frame has a pitched roof and is considered to be in keeping with the Moorlands vernacular.

The amended plans are considered to be a high quality design in accordance with DC1 of the adopted Core Strategy and relevant policies within Chapter 7 of the NPPF. The proposed development is considered to represent sustainable development within the context of Policy SS1a of the Core Strategy and paragraph 14 of the NPPF.

Amenity
Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

An assessment of neighbouring amenity has been carried out as part of the planning application process. It is noted that there are windows in the side elevation of the adjacent dwelling (No. 142) at the ground and first floor level. To the side elevation the proposal removes a large window which serves the dining room and replaces it with a small window which is approximately one third of the size, due to the garage projecting forwards from its original position. Therefore, it is considered that there will be less of an overlooking issue as a result of the proposed development. In terms of overshadowing, No. 142 is located to the south of the application site so it is not considered overshadowing would cause an issue here. To the front elevation, it is not considered that the proposed development would have an impact upon neighbouring amenity due to the distance from neighbouring dwellings to the front.

The proposed elevation plans indicate two roof lights in the roof of the proposed dining kitchen. Due to the orientation of the plot and the direction in which the windows are positioned it is not considered these would create an amenity issue.

As such, it is considered that the application complies with Policy DC1 and paragraph 17 of the NPPF, and constitutes sustainable development with regards to amenity, in line with policy SS1a of the adopted Core Strategy and paragraph 14 of the NPPF.

Highway Safety
Although the extension will increase the amount of living accommodation at the dwelling it will not result in a greater number of bedrooms. Therefore, it is not considered this would have an impact upon the amount of parking required by the dwelling. It is clear that there is a long drive at the dwelling which could provide a sufficient amount of car parking to the dwelling.

It is not considered that there are any highway issues associated with this application.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for the extension of a dwelling within the Green Belt which currently has a detached garage, to incorporate it into the dwelling. This would provide additional living accommodation in the form of a utility room. The proposal also seeks planning permission for the extension of the front elevation of the dwelling to provide a larger bedroom and porch.

The extensions to the dwelling would not increase it by a disproportionate amount and it is considered they are of a high quality design. The proposed development would reduce the amount of windows to the side elevation, improving the situation with overlooking from the neighbouring dwelling (No. 142).

Overall, it is considered that the proposed development, as amended, complies with planning policy and is recommended for approval, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 2nd July 2018

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council