DELEGATED DECISION REPORT

SMD/2018/0743	**53 MOSS PARK AVENUE**	**PROPOSED SINGLE STOREY**
Valid 23/11/2018	**WERRINGTON**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking.

DESCRIPTION OF SITE

The application site is number 53 Moss Park Avenue Werrington, a semi-detached, white-rendered bungalow located within the Werrington and Cellarhead Village Development Boundary. The dwelling forms part of a well-established residential area, is sat behind a stone boundary wall and garden and has off-road parking to the front/side of the house. There is a garden to the rear of the dwelling and a single, detached garage. Land levels within the site are relatively level, boundaries consist of timber panel fencing and stone walls.

PROPOSAL

The application seeks consent for the erection of a single storey rear lounge. The extension would have a flat roof with a centrally positioned roof lantern, have bi-folding glazed doors and be finished in render. Other works include the demolition of the detached single garage, the remodelling of some of the internal living accommodation (lounge to be converted to a bedroom, bedroom 2 to be used as a dining room and the dining room and kitchen area opened up to form a single open-plan space). A small door canopy would be removed and the existing single pedestrian doorway at the side of the house would be blocked up and outwards opening French doors installed to allow access to the newly formed dining room. The dwelling would be completely re-rendered once the building works have been completed.

The alterations would also include the creation of further off-road parking space at the front of the house by the removal of the garden area. The new parking space would be surfaced in tarmac.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> "…decision-takers may also give weight to relevant policies in emerging plans according to:
> - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
> - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
> - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public has now been held in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination

- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question.
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS8	Larger Villages Areas Strategy (Limited)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including section(s)

2:	Achieving Sustainable Development
9:	Promoting sustainable transport
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice: Expires 6th January 2019.

Neighbour consultation period ends: 20/12/2018

Public Comments: No representations received.

Werrington Parish Council: o representations received.

Minerals (SCC): The County Council as the Mineral and Waste Planning Authority has no comments on this application as the site is not within or near to any permitted waste management facility; or is exempt from the requirements of Policy 3 Mineral Safeguarding in the Minerals Local Plan for Staffordshire (2015 - 2030); or Is development subject to our standing advice for development proposals within mineral safeguarding areas.

Severn Trent Water: The proposal has minimal impact on the public sewerage system therefore there are no objections to the proposals and no drainage condition is required. Severn Trent Water advise that there may be a public sewer located within the application site. Although STW's statutory sewer records do not show any public sewers within the specified area there may be sewers that have recently been adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Highways: No objections on highways grounds. No recommended conditions.

OFFICER COMMENTS

The application site is located within the established residential area of the Werrington and Cellarhead Village Development Boundary therefore there are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design, visual impact, neighbour amenity and parking.

Design and visual impact

The existing bungalow is a semi-detached bungalow with a pitched roof, the ridge line parallel to the road. The proposed extension would have a flat roof with detailed eaves and a centrally positioned lantern. The extension would tuck into the existing eaves at the rear of the bungalow and have a subordinate, modest and secondary appearance when compared to the main dwelling. The plans show that the extension would project by 1.5m to the side of the bungalow. Whilst it would be 'neater' to restrict the extension to either a side or rear addition only, it is considered in this case the proposed arrangement is acceptable. The garage already has a flat roof and is set behind the rear wall of the bungalow, therefore when viewed from the front elevation of the dwelling the proposal would not really be introducing any new arrangement, there would not be any visually substantial difference between the existing and proposed arrangements.

There are no objections to the application in terms of any wider visual impact. The extension would be at the rear of the house and well enclosed by the site

boundaries. At its closest point the separation distance between the front wall of the proposed extension and the drive access is some 16m. The eastern boundary is slightly staggered in its positioning and is made up with a high level timber fence and substantial hedgerow. The front of the drive is narrower than the rear and views of the (small section of extension) would be restricted for reasons including the approximate 16m set back distance, the parking of vehicles on the drive and the security gate which would prevent free access to the rear of the property.

The applicant intends to render the entire dwelling once the building and alteration works have been completed. Rendering the dwelling raises no design/visual impact concerns as the dwelling is already finished in a white/cream render, the proposal is simply to replace this and in the process remove the decorative brickwork at the property corners and rear elevation wall (not part of the original dwelling).

Neighbour amenity

The proposal does not raise any neighbour amenity concerns. The only dwelling likely to be affected in some way is that of the attached bungalow, number 51 Moss Park Avenue. The occupants of number 51 would be able to view the extension from their rear windows and garden but there would be no overlooking from users of the proposed extension (no side/boundary facing windows) and no breach of any 45 degree horizontal or vertical angles from any neighbouring, principal rear windows. Furthermore it is noted that no neighbour representations have been received.

Parking/highways

The application also includes details of an increased off-road parking area being created. There is currently a drive running adjacent to the eastern boundary. A garden area at the front of the house would be removed and surfaced in tarmac. The vehicular access would remain and some planting would be added to the front/corner. Staffordshire County Council has confirmed that there are no objections to this part of the proposal and do not request for any conditions to be added (in the event of an approval).

CONCLUSION / PLANNING BALANCE

There are no objections in principle to the proposed rear extension or alterations to the off-road parking area. For the reasons set out in the report above it is considered that the design, visual impact, neighbour amenity and parking aspects of the scheme are acceptable and conditional approval is recommended.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 18/1/2019

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council