DELEGATED DECISION REPORT

SMD/2020/0317 **Valid 01/07/2020**	**ASHDALE CLOUGH LANE** **WERRINGTON**	**PROPOSED SINGLE STOREY FRONT EXTENSION AND SIDE GARAGE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is a 4-bed detached bungalow known as Ashdale, Clough Lane, Werrington. The property benefits from off-road parking at the front of the house and gardens to the front and rear. The property sits at a lower level than Clough Lane but the change is not significant. The dwelling is partially screened by substantial planting on the Clough Lane boundary. Other boundaries mainly consist of timber panel fencing. The dwelling is located within a well-established and identifiable residential area and for the purposes of planning policy consideration it is within the Werrington and Cellarhead Village Development Boundary. The site also lies within a low-risk Coal Development area.

PROPOSAL

The application is for the erection of a single-storey front extension and a single-storey side extension. The front extension would enlarge an existing bedroom and some internal remodelling of it would allow the formation of an en-suite. The side extension would provide an attached garage.

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

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).

In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.

- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve

- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS8	Larger Villages Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

<u>Supplementary Planning Guidance</u>

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

2. Space About Dwellings.

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 places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

84/13354/OLDDC Detached Dwelling. Approved.
85/14032/OLDDC Details of bungalow and garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/08/2020
Neighbour consultation period ends: 03/08/2020.

Public Comments: No representations received during the consultation period.

Werrington Parish Council: No representations received during the consultation period.

Severn Trent Water: No objections. No drainage condition required. Inform that there may be a public sewer crossing the site.

OFFICER COMMENTS

Principle of Development
The application site is located within the Werrington and Cellarhead Village Development Boundary which is identified as a Larger Village within Core Strategy policy SS6a. The 'Larger Villages' strategy encourages developments ranging from services, housing and employment. There are no objections in principle to this application provided that all other material planning considerations are satisfied.

Design and visual impact

The application proposes two separate extensions. The front extension would retain the forwards projecting gable feature that is currently present on the property.

The bedroom (as enlarged) would have an 'L' shaped footprint in order to retain the position of the existing front door. There are no concerns about this as when viewed directly from the front, the extension will just appear as a larger version of what is already in place and side views will just show a recessed porch area. The extension will be subordinate in its size, the existing building retaining its dominant appearance. All bricks, tiles and window materials are to match those of the existing dwelling.

The side extension (garage) will replace an existing flat roof detached garage and will follow the depth of the existing house. Whilst the majority of this roof would be flat, part of it (the section of roof which will be seen from the highway/public domain) will have a false pitch on it. This arrangement is not unusual and in this case does not present any design concerns given that views of the flat roof would generally be limited to within the applicant's rear garden and possibly that of the neighbour to the south. From the roadside it is highly unlikely that any flat roof would be seen and if it is it would only be a limited section due to the close proximity of the side wall of the neighbour's house. Similar to the bedroom extension, this part of the enlargement would also be constructed from matching bricks and tiles.

There are no wider visual impact concerns. The surrounding residential area is formed from dwellings of differing sizes, designs and ages. The additions proposed for this site are acceptable in design terms and would not result in any visual impact harm.

Neighbour amenity

There are no neighbour amenity concerns. Neither of the extensions will have any overbearing impact upon the principal windows of neighbouring properties. An informative may be appropriate to remind the applicant/developer that there is no right of access over anyone else's ground.

Coal area

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Parking

The application proposes no alterations to the parking provision on site and there are no details concerning any access alterations. The extensions are not forming any additional sleeping accommodation and therefore there is no requirement to provide any further off-road parking space. Accordingly it is considered that there is no harm to highway safety arsing from the development proposals.

Drainage
Severn Trent Water advises that there are no objections to the development and that there is no requirement for any drainage conditions. STW comment that there may be a public sewer running through the site; it is noted that this information can be conveyed by an informative on the decision notice.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above in the report it is concluded that the application is acceptable in principle and that all material planning considerations are satisfied. Approval with conditions and informative notes is recommended.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 19/8/2020

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council