DELEGATED DECISION REPORT

SMD/2020/0355 **Valid 03/07/2020**	**90 HEATH AVENUE** **CELLARHEAD**	**PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 90 Heath Avenue Cellarhead, a previously extended (rear conservatory), semi-detached dwelling. The dwelling sits within a good sized, rectangular shaped plot of land (backs onto the Moorside High playing fields) within a well-established residential area. There is outdoor amenity space at the rear of the house and off-road parking to the front. Land levels are generally flat and boundaries consist of timber fencing and brick walls of the neighbours garage and extension.

For the purposes of planning policy consideration, the application site is located within the Werrington and Cellarhead Village Development Boundary and a Coal (low-risk) Development Area. The site does not lie within any Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for a two-storey side and single-storey rear extension. The extensions and internal alterations would provide the occupants with an open-plan kitchen/dining area, utility, WC and playroom on the ground floor whilst at first floor level the extension would provide 2 bedrooms.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.
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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/08/2020.
Neighbour consultation period ends: 28/07/2020.

Public Comments: No representations received during the consultation period.

Cheddleton Parish Council: No objections.

Severn Trent Water: No objections and no drainage conditions required.

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 Local Plan policy SS8. The 'Larger Villages' strategy encourages developments including within the service, housing and employment sectors. There are no objections in principle to this application provided that all other material planning considerations are satisfied.

Design and visual impact
The extension is simple in its design. The two-storey side addition would have a hipped roof to match the existing house and would have a subordinate appearance due to its width and lower ridge line and also because it would be set back from the principal elevation wall.

Windows are sized proportionately and fit well with the size of the existing openings. The rear extension would have a sloping roof and be simple in its overall appearance. Roof lights, folding glazed doors and a good-sized kitchen window will allow plenty of natural light into the ground floor space. Whilst the plans do not refer to the type of building materials, the application form states brick and tile to match the existing, this is welcomed and could be controlled by condition.

The development will have some wider visual impact as the side addition will be viewed from the street. However, this is not any cause for concern as the extension is well designed and the surrounding area does not have any uniform appearance. Surrounding properties are mixed in terms of dwelling design and sizes, some are semi-detached, and some are detached. There are several surrounding properties which have already been extended therefore this proposal will not add any unusual features to the street scene. For the above reasons it is concluded that the proposal is acceptable in terms of design and visual impact.

Neighbour Amenity

There are dwellings positioned to both sides of the application site which need to be considered. There are no dwellings immediately to the rear. Measured on plan view the existing conservatory projects approximately 3.6m outwards from the rear wall whereas the proposed extension is slightly larger measuring at approximately 4.3m (projection). The attached dwelling (number 88 Heath Avenue) has a flat roof, ground floor, rear extension constructed from brick and has a window plus a set of glazed French doors within the rear elevation. Whilst there would be a slightly increased impact upon the rear windows of the neighbour (attached, number 88) it is not considered sufficient enough to warrant any material planning objection, particularly due to the fact that there are 2 large glazed openings within the rear.

The dwelling to the east of the application site is number 92 Heath Avenue. The two-storey side extension will have some impact upon this property because of how close it would be to the shared boundary. Number 92 has a series of walls running along the boundary, they appear to be part of a carport/garage structure and do not contain any side facing windows. There are two first floor windows within the side wall of number 92, however these are not principal windows and cannot be afforded any protection under the Space About Dwellings SPG and there are no amenity issues in respect of number 92's upper floor rear facing windows.

For the above reasons it is considered that the proposal is acceptable in terms of neighbour amenity impact. Furthermore it is noted that no neighbour objections have been received.

Parking

There is off-road parking at the front of the house. What was presumably once a drive and a front garden has been block-paved to form a wide parking area for likely 2-3 vehicles. The proposed extension will add 2 bedrooms at first floor level. The existing house has three bedrooms, one of which is a box room. With the extension it is reasonable to describe the dwelling as a 4-5 bed property for the purposes of considering parking provision. The Local Plan (Appendix 2 – Parking Guidance) refers to the need for 3 parking spaces to be provided for a dwelling with 4 or more bedrooms. In this instance it is considered that the parking provision is acceptable. Much depends on the size of the vehicles parked at the front of the house, but it is noted that there is unrestricted on-street parking in the event of another space being needed.

Drainage

Severn Trent Water (STW) confirm they have no objection to the proposals and that they do not require any drainage conditions to be added in the event of planning permission being

approved. 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.

Coal

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.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is considered that the proposal is acceptable in terms of design, visual impact, neighbour amenity, parking provision , drainage impact and for the low-risk coal development area within which the site sits. There are no 'in-principle' objections to this application and therefore a recommendation of conditional approval is made.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 05/10/2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council