DELEGATED DECISION REPORT

SMD/2020/0442 **Valid 14/08/2020**	**2 TREGARON COURT** **WERRINGTON**	**PROPOSED SINGLE STOREY KITCHEN EXTENSION TO REAR PART GARAGE CONVERSION TO FORM UTILITY AND FIRST FLOOR EXTENSION TO FORM EN SUITE TO EXISTING BEDROOM TOGETHER WITH INTERNAL ALTERATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site comprises a modern detached two-storey dwellinghouse which faces, to the south, Tregaron Court, a cul-de-sac of similar modern dwellings, which lies to the north-west of the centre of the village and which is within the development boundary. Similar houses lie either side of the site to the west and east and also to the other side of the road to the south. There are open fields to the north, rear of the site.

PROPOSAL

This is householder planning application for a single-storey side/rear extension to the rear of the double garage, which would be converted into a snug (by replacing a garage door with a window), a store and utility room. An external door would be placed on the side wall of the garage, serving the proposed utility room. On the first-floor, the bedroom above the garage would be extended forward, involving a raised roof ridge and new front roof-slope. This would provide for an en-suite.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 2.10.20
Neighbour consultation period ends: 2.10.20
Press Advert: N/A

Public Comments

A letter has been received from a neighbour concerned about the health and safety aspects of the external door which would open onto a raised path above the neighbouring property where there is a drop down to the neighbours side path.

Parish Council

No response.

Severn Trent Water

No objection.

COMMENTS

The replacement of the garage door with a window would not harm the appearance of the house as the window would be in keeping with other front windows. The extensions to the rear of the garage would not be prominent when viewed from the road and in this case, the flat-roofed design can be accepted, particularly as this would be hidden by the false pitch above the front of the garage.

The first-floor extension would be visible from the road but the design, including roof extension would be in keeping with the form and design of the dwelling. The raised ridge would still be below the main ridge of the house and the proposed front wall would not be further forward of the main front wall of the upper part of the house, respecting the dominance of the main part of the house. The fenestration details are also acceptable.

None of the extensions would break the 45-degree lines measured from the main windows of the neighbouring property, according with the Council's Space About Dwellings guidance which seeks to protect light provision to other properties. As there are also no side-facing primary windows at the neighbouring property which face the application site, the proposed extensions would not reduce the light provision to the neighbouring property. There would be no new windows overlooking other properties. The front window would be no closer to the houses opposite than

the existing front windows. There would therefore be no impact on the privacy of neighbours.

Although the double garage would be lost as a result of the scheme, there is adequate parking provision for three cars on the existing parking area to the front of the house.

With regard to the letter from the neighbour, the health and safety issue is not a material planning consideration, as it would be dealt with under building regulations. Nevertheless the proposed side door would not appear to lead to any problems as the side path is of an adequate width and the drop down to the neighbours path is not significant and a boundary treatment could be erected under PD rights. .

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and therefore would comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 9.10.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council