DELEGATED DECISION REPORT

SMD/2020/0513 **Valid 11/09/2020**	**5 FERNDALE CLOSE** **WERRINGTON**	**FIRST FLOOR SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 5 Ferndale Close Werrington, a detached, two-storey dwelling occupying a visually prominent corner plot of land within the Ferndale Close cul-de-sac. The dwelling benefits from off-road parking at the front of the house as well as an integral garage. There is a good-sized garden and patio area at the rear of the house and boundaries are marked with timber panel fencing and hedgerows. A gentle slope from the roadside leads towards the front of the house and land levels within the rear garden are generally flat.

For the purposes of planning policy consideration, the application site is located within the Werrington Development Boundary and is also marked as being within a Low-risk coal development area. There are no Listed buildings/structures nor protected trees which need to be considered and the site is not marked as being within any flood zone.

PROPOSAL

The application is for a first-floor side extension. The works involve removal of the existing dormer window, raising the roof height to match that of the existing house and the formation of a projecting, two-storey gable. Together with internal alterations the extension would provide the occupants with a fourth bedroom and an amended layout bathroom. Proposed materials are brick, render and tiles.

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. 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 sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed proposals

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

83/12709 Details of residential development. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/2020.
Neighbour consultation period ends: 07/10/2020.

Public Comments: No representations received during the consultation period.

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

Severn Trent Water: No objections.

OFFICER COMMENTS

Principle of Development
Local Plan policy SS8 identifies Werrington as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking, drainage and the low-risk coal development area.

Design and visual impact
There are no design concerns with regards to the proposed extension. The alterations use simple gables resulting in a principal elevation with a symmetrical appearance; the proportions are acceptable and do not dwarf the original house.

Although the extension is not set back or down form the main roof, the fact that it projects froward with a gable feature will help tot disguise any mismatch of materials (the render will assist as well) and will also help to avoid any terracing effect, despite it's close proximity to it's neighbour. The removal of the triangular dormer is also considered to be an improvement.

The dwellings within the Ferndale Close cul-de-sac vary in terms of their sizes and design and render is a frequent occurrence.

The plans show the intention to apply a render finish to the upper sections of both roadside facing gables. Upon further discussions with the applicant and agent, it has been clarified that the render to be applied to the existing gable would replace the timber cladding. The applicant has advised that the new render may wrap around the upper corner of the gable (roadside side of house) but only if there is blockwork underneath the cladding. The applicant confirms that if there are facing bricks underneath the cladding then no render will be applied to the side of the house. This does not really cause any concern. The cul-de-sac includes properties which have render features, including some which have a mock-Tudor appearance. The application property appears to be the only dwelling with timber cladding and therefore its loss will not be visually detrimental to the street scene. The application of a couple of render features will not be out of keeping with surrounding properties. It is considered reasonable however to apply a condition to secure the extent of rendering on the side of the existing gable. A small wrap-around area would be acceptable but there would be concerns about any extensive render cover on this side wall. Also reasonable would be a condition to secure the exact render colour. It is likely that the colour would be a white/cream to match surrounding properties but this does need to be controlled as any significantly different colour would be unacceptable and visually out-of-keeping with the materials/character or the area.

Neighbour amenity

There are neighbouring dwellings surrounding the application site, none of which particularly need to be considered due to separation distances, apart from number 3 Ferndale Close. Number 3 sits to the south of the application property; the two houses are divided by walkways to their respective rear gardens. There are no windows within the side wall of the neighbouring dwelling. Whilst the front and rear elevations of number 3 contain principal windows, the proposed extension is simply to lift an asymmetrical roof to match the form of the existing house, which will not have any significant overbearing impact. Whilst the new roof would be seen from number 3, there are no material planning objections in terms of its amenity impact. The extension does not bring the applicants house any closer to number 3. It is noted that no neighbour representations have been received.

Parking

A drive and integral garage provide three off-road parking spaces. The extension would provide the dwelling with a fourth bedroom. The parking requirement of three spaces for a four bed dwelling (in accordance with Local Plan Appendix 2) are therefore met. The plans do not show any alterations to the current parking arrangements.

Drainage

Severn Trent have assessed the application and confirm they have no objections. No conditions are requested.

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 recommended that planning permission is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 12/11/2020.

X 

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