

DELEGATED DECISION REPORT

SMD/2021/0245
Valid 06/04/2021

70 UPLANDS CROFT
WERRINGTON

**PROPOSED FRONT
ALTERATIONS FORMING NEW
BAY WINDOW AND PITCHED
ROOF OVER EXISTING
KITCHEN**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is within the development boundary of Werrington and lies close to the northern edge of the town. It comprises a modern detached bungalow which is one of staggered row of similar gable-fronted bungalows facing Uplands Croft to the south. There is open land/fields to the rear (north). There are other dwellings opposite. The land slopes downwards towards the west.

PROPOSAL

This is a householder planning application for alterations to the front of the bungalow which include the following:

- Removal of front window and stone plinth beneath and replacement with square bay window with brick plinth and small tiled lean-to roof above against the gable wall
- Removal of render on front gable wall and replacement with shiplap uPVC cladding.
- Removal of dark-brown clad flat roof over front door, other side window and side passage up to the link-detached garage and replacement with a pitched gable front tiled roof with ridge lower than the main roof ridge and front walls and new gable wall finished in render
- Removal of side window and stone plinth beneath on the side wall of the porch and replacement with render finished solid wall
- New front door with narrow glazed side panel

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 27.5.21

Neighbour consultation period ends: 27.5.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The alterations would not harm the appearance of the bungalow. There are render finishes, uPVC clad finishes and red brick finishes on the fronts of both the existing bungalow and neighbouring bungalows and the mix of these finishes appears to be an original characteristic of the 1960s design of the row of bungalows. Although bay windows are not features of the bungalows, the limited scale and the particular design of the proposed bay window and small lean-top roof would not harm the primary elevation of the dwelling.

There would be no impact as no new windows other than replacements would be involved and despite the neighbouring bungalow to the west being set back considerably from the bungalow on site, the proposed bay window would have a relatively small projection from the original front wall and so would not affect light (or levels of privacy) at neighbouring properties.

CONCLUSION / PLANNING BALANCE

The proposed changes are purely aesthetic and would not result in harm to the visual or residential amenities of the area and therefore comply with the Local Plan as well as the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 10.6.21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council