

DELEGATED DECISION REPORT

SMD/2021/0237
Valid 30/03/2021

208 ARMSHEAD ROAD
WERRINGTON

**PROPOSED EXTENSIONS
AND ALTERATIONS TO
EXISTING DORMER
BUNGALOW**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity
- Drainage
- Highways
- Coal

DESCRIPTION OF SITE

The application site consists of a detached, dormer bungalow sitting within a generously sized, rectangular shaped plot of land. The dwelling has previously been extended and briefly comprises of two bedrooms, bathroom, dining room, kitchen, lounge and attached garage.

There is a dormer window within the roadside facing roof-slope which serves a room within the roof space. Parking is provided by the driveway and there is an attached, flat roofed garage. Land levels at the front of the house do not vary significantly, however this is not the case at the rear where there is a significant drop in level towards the rear boundary.

Boundaries consist of hedgerows and fencing. There are residential properties to each side of the application dwelling. Open countryside is located beyond the rear site boundary.

For the purposes of planning policy consideration, the application site is located within the Green Belt, on the very edge of the Werrington and Cellarhead Village Development Boundary. The property does not sit within any Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered. The site is not within any identified flood zone.

PROPOSAL

Planning permission was granted for extensions and alterations to the property, which include new dormer window at the front of the dwelling, rear and side

extensions, the replacement of the two front bay windows with two box-bay windows and raised deck area at the rear of the house. The new internal accommodation would comprise three bedrooms (one with ensuite), bathroom, living room, open-plan kitchen/dining area, family room, utility and porch. The attached garage would remain in situ. A small single storey side extension (north-western elevation) would be demolished. An enlarged parking area at the front of the house would also be provided.

This is a revised proposal which involves enclosing underneath the decking to the rear of the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport
Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles 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.
 - 11: Making effective use of land.
 - 12: Achieving well-designed places.
 - 13: Promoting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM/4414 Kitchen extension and garage. Approved.
SMD/2020/0166 Proposed extensions and alterations to existing dormer bungalow – Approved

CONSULTATIONS

Publicity

Site Notice: Expired

Neighbour consultation period: Expired

Public Comments

None

Town / Parish Comments

None

Severn Trent

With Reference to the above planning application the company's observations regarding sewerage are as follows.

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Staffordshire County Council Highways

1. There are no objections on Highway grounds to this proposal.

2. Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Armshead Road within 50 metres of the property access for the previous five years.

3. Background;

The detached property is located on Armshead Road (Road No. D1056) an unclassified road with a speed limit of 30 mph and street lighting.

4. Description of Proposal;

Proposed extensions and alterations to existing dormer bungalow.

5. Comment;

The property will increase its current footprint from 2 bedrooms to 3-bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 or more bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The property benefits from a garage and off highway parking that can accommodate 3 vehicles as detailed on submitted Drawing No. AL (0) 05 Rev B. The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0237).

OFFICER COMMENTS

Principle of Development

The site is located in the Green Belt. Under NPPF Policy extensions to existing properties are acceptable provided that they are not disproportionate to the original dwelling.

The approved extensions were found to be acceptable.

This proposal involves enclosing the previously approved decking to the rear of the dwelling. As such it will not add further to the volume or bulk of development and will not harm openness and is deemed appropriate development.

Design

The only external changes to the design are the enclosure of the decking. This is to the rear of the property and will not impact on the wider street scene or character of the area.

The materials and fenestration will be in keeping with the character of the rest of the property.

To avoid the need for a condition, the applicant has provided details of the proposed render- Polar White. Whilst this is a brilliant white colour, the neighbouring property has a similar finish. The details of fenestration colour are acceptable.

Amenity

Given that the enclosed area will be at a lower level there will be no overlooking of neighbours. The decking itself will be widened towards the neighbour to the east but given that it is at a lower level, there would be no overshadowing or overbearing impact. Despite being closer, given the existing boundary treatment, no additional overlooking of the neighbour is anticipated.

There are no neighbours to the rear.

Highway Safety

There are no changes proposed to the parking or access arrangements.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in terms of the above and complies with the relevant local plan policies.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Lisa Jackson

Recommendation Date: 17th June 2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council