

## DELEGATED DECISION REPORT

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**SMD/2021/0188**  
**Valid 19/03/2021**

**THE RED ONION**  
**RESTAURANT**  
**274 ASH BANK ROAD**  
**WERRINGTON**

**SINGLE STOREY FRONT &**  
**REAR EXTENSION AND**  
**CHANGE OF USE OF GARAGE**  
**TO CREATE KITCHEN.**

**(FULL - MINOR)**

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### MAIN ISSUES

The principle of development  
The impact on the character and appearance of the area  
The impact on residential amenity  
The impact on highway safety

### DESCRIPTION OF SITE

The site is within the development boundary of Werrington and lies a short distance to the west of the centre of the village. It comprises a restaurant in a detached brick, render and tile 1930s or 1950s building (probably a former dwelling) on a corner plot but facing the main road through the village, Ashbank Road, A52 which leads into Stoke. There is an ancillary flat at first-floor and this is also where the kitchens for the restaurant are located, with the ground floor taken up by the seating areas. The west side elevation of the building faces Clough Lane. To the east side is a car sales garage (Ashbank Garage) which also has land to the rear of the restaurant accessed from Clough Lane. There are dwellings facing Clough Lane further to the south. There are also dwellings on the other side of Clough Lane from the site further to the west and also on the opposite side to the north facing the main road.

### PROPOSAL

This is a full planning application for flat-roofed single-storey front and rear extensions to the single-storey flat-roofed garage attached to the east side wall of the building which is currently used as a gym and storage area for the occupiers of the flat above the restaurant. The current garage and extensions would then be used as kitchens for the restaurant at the back (relocated from the first-floor) and a take-away facility at the front where customers would enter into a take-away counter area through a new front entrance without having to go into the restaurant, where there is a current take-away service, and wait, taking up seating area floorspace. The existing first-floor restaurant kitchen would become part of the first-floor flat.

Amended plans were received to remove balustrading from the flat roof of the rear extension although this is proposed for above the front extension.

There would be two new customer parking spaces would be created on the existing hard-standing area to the front of the building where staff currently park. There is an

existing access off Ashbank Road which serves this area. This is in addition to the customer car park which is to the side and rear of the building accessed via a separate access off Clough Lane. Amended plans show eight parking spaces for this area.

There are no plans to increase the numbers of restaurant tables/covers (approx. 40) or to increase staff as part of this proposal.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Staffs Moorlands Local Plan (adopted September 2020)**

SS8 – Large Villages Strategy  
DC1 – Design Considerations

### **NPPF (Revised February 2019)**

Sections 12 (Design).

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 29.4.21  
Neighbour consultation period ends: 29.4.21  
Press Advert: N/A

### **Public Comments**

Letters of objection have been received from four local residents. The points raised are as follows:

- The take away will cause parking congestion and problems and also therefore highway safety problems on Ash Bank Road and Clough Lane due to increased number of visitors
- Inadequate parking currently on the customer car park and in front of the proposed take-away
- The take away will lead to litter and noise nuisance from customers lingering outside the premises

### **Town / Parish Comments**

None.

### **Local Highways Authority**

No objection.

## **Environmental Health**

No objection subject to conditions including requiring details of all plant and machinery.

## **Staffordshire Police Crime Prevention Advice Officer**

*"There is no reason why the proposals should give rise to any elevated crime or anti-social behaviour risk. In addition, there is plenty of parking available in the immediate vicinity and should any parking/traffic issues arise, there would be scope to take the necessary action with Highways support. Notwithstanding the above, the applicant may wish to give consideration to providing CCTV coverage for the takeaway element to discourage any issues arising, which can on occasion take place at hot food takeaways."*

## **Severn Trent Water**

No objection.

## **OFFICER COMMENTS**

The extension to and increased facilities for an existing food and drink establishment is not unacceptable in large villages, subject to the impact on the character and appearance of the area, residential amenity and highway safety.

The extensions are small scale in relation to the size of the building and the proposed take-away does not introduce a new facility at the restaurant as this service is already on offer but with the difference being that customers have to enter the restaurant. Although the proposal would lead to a take-away which is visible from the road on this prominent site, leading perhaps to an increase in "passing trade" rather than phone orders, the site is in a very sustainable location close to the centre of a large village and easily accessible via footways from the whole of the villages of Werrington and Cellarhead.

The proposal would not harm the appearance of the area. The structure to be extended is an untidy flat-roofed garage and if anything, the introduction of a "shop-front" might improve the appearance when viewed from the road, subject to any new signage (which would need a separate Advertisement Consent). Although the Council's Design Guide resists flat-roofed development, the current structure to be extended is already flat-roofed and the balustrading on top would match existing balustrading. The front extension is very small and reads as a slight forward continuation of the existing structure and when viewed from the road would not be a notable change in scale or form. The rear extension would be very well screened from both the A road and from Clough Lane where there is a two-storey rear outrigger which would block views of the extension.

With regard to the impact on residential amenity, the extensions and new kitchen would not be adjacent to any dwellings. The adjacent property to the east is a large car garage and the first-floor and rear part of the garage building does not appear to

be residentially occupied. It is was then only the side windows would potentially be affected but these are secondary windows. No objection has been raised by Environmental Health subject to conditions requiring details of the kitchen plant and machinery so that noise and odours can be controlled. The relocated kitchens and associated machinery and plant would in fact be no closer to dwellings than is current.

The Crime Prevention Unit has not raised any concerns and as stated due to the this part of the site being next to a car garage it is not immediately close to any dwellings. The proposed take-away is an enhancement of an existing food and drink establishment rather than a new facility or an expansion of operations and no new staff or seating areas are proposed.

The proposed windows would not allow any overlooking of residential properties as the extensions are at ground floor level only. The balustrading could encourage the occupants of the flat to use this area as a raised outdoor terrace seating area as the restaurant kitchens which are currently adjacent to the flat-roof are to be changed into part of the flat. However, amended plans have been received to remove the proposed rear balustrading area which could potentially result in overlooking into the rear garden of the bungalow to the south. The use of the flat roof of the front extension would not result in any level of harmful overlooking of residential properties.

With regard to highway safety, as mentioned previously, the site is a very sustainable location within the middle of a large village and within a reasonable walking distance of the whole village but there is a car park provided and no parking spaces would be lost as the reduction of one space is a result of a potential space in the garage which is not a customer parking space in any case is used as a gym and storage for the occupants of the first-floor flat. As the proposal does not introduce a new facility, there is not predicted to be any significant increase in traffic and therefore no indication that current parking problems would be exacerbated. There are parking restrictions on the A road outside of the premises as there is a bus stop there and although there are no such restrictions on Clough Lane, there road is wide enough to park cars without compromising highway safety. A couple of the letters have raised parking in front of existing driveways as an issue, but this is matter for the Police or Highways Authority and is not a planning matter. Neither of these agencies have objected to the proposals.

Letters have also raised concerns about litter / noise etc. However, again it is noted that the Police have raised no objection and neither have environmental health. On this basis it is not considered that a refusal on amenity, antisocial behaviour or noise grounds could be sustained.

## **CONCLUSION / PLANNING BALANCE**

The proposed extensions would not harm the visual or residential amenities of the area with the safeguard of conditions or lead to any highway safety or parking problems as the proposal is not going to result in a new facility or any intensification of the existing operation of the restaurant with existing take-away service and the

proposal would 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: 14.6.21**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**