

DELEGATED DECISION REPORT

SMD/2021/0213
Valid 27/04/2021

36 BRENTWOOD DRIVE
WERRINGTON

PROPOSED TWO STOREY
REAR EXTENSION AND
SINGLE STOREY FRONT
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse constructed of brick with a pitched roof that is covered in concrete interlocking tiles. The dwellinghouse has a single storey projection to the front elevation that contains an integral garage and the front door. The dwellinghouse is sited at the end of a cul-de-sac and forms part of a housing development of detached dwellings of similar designs. The land on which the dwellinghouse is sited slopes upwards in a southeasterly to northwesterly direction. A Public Right of Way (PRoW) separates the application site from the dwellinghouses to the west that form part of Radley Way. The application site is located in the Development Boundary of Werrington.

PROPOSAL

Full planning permission is sought for the erection of a single storey front extension, to convert the existing integral garage to living accommodation and the erection of a two-storey rear extension. It is also proposed to part render some of the original dwellinghouse as well as some of the proposed extensions.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS8 Larger Villages Areas Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 01/06/2021

Neighbour consultation period ends: 26/05/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Werrington; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in villages is considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

It is proposed to infill the front corner of the dwellinghouse with a single storey extension that will adjoin into the existing single storey projection. It will be to the same depth and have a matching lean-to roof. The integral garage will be converted to additional living accommodation with the existing garage door replaced with a window. A front porch will be erected centrally that will project 1.2 metres from the front elevation. The porch will have a pitched roof with a gable facing forward. Steps will be erected up to the front door. It is proposed to render the whole of the front elevation of the dwellinghouse, as well as the eastern side return.

To the rear of the dwellinghouse it is proposed to erect a two-storey extension. The extension will project 5 metres from the rear of the dwellinghouse and will occupy approximately two-thirds of the rear elevation. It will be stepped away from the dwellinghouse to the east, No. 34 Brentwood Close and will have a pitched roof with a gable facing over the rear garden. The eaves and ridge of the proposed rear extension will match the height of those on the original dwellinghouse. The extension will be constructed of brick and interlocking roof tiles to match the existing dwellinghouse.

The alterations to the front of the dwellinghouse are considered to complement the design of the original dwellinghouse and will result in a double-fronted appearance. The properties along Brentwood Drive are of a similar design but are different to one another with what appears to be three different house types. The proposed extension, porch and garage conversion are not considered to alter the appearance of the original dwellinghouse to an extent that will be detrimental to the character of the street scene.

The two-storey rear extension will be subordinate to the scale of the original dwellinghouse. It will not be visible from the street scene but will be visible from the adjacent PRoW. However, the extension will be viewed as part of the existing

dwellinghouse within a residential area and therefore is not considered to have a detrimental effect on the character and appearance of the surrounding area.

It is proposed to render the whole of the front elevation of the dwellinghouse (both the proposed extensions as well as the existing dwellinghouse). Render is also proposed on the eastern side elevation of the existing dwellinghouse. In contrast, the western side elevation of the existing dwellinghouse will be retained as brick and the proposed two-storey rear extension will also be constructed of brick. The dwellings on Brentwood Drive are all constructed of brick. Render is not a feature within the street scene. It is therefore considered that the rendering of part of the dwellinghouse will appear incongruous and have a detrimental effect on the character and appearance of the street scene. In addition, a dwellinghouse that will have two walls rendered (front and side) and leave the remaining walls brick, would appear odd and have a detrimental effect on the character and appearance of the existing dwellinghouse. It is therefore recommended that a condition is attached, should permission be granted, that omits the render from the scheme.

Subject to the imposition of a condition omitting the render, the proposed extensions and alterations are considered to have an acceptable design and will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Two-storey Rear Extension

The dwellinghouse at the application site is stepped forward of the dwellinghouse to the east, No. 34 Brentwood Close and is angled away from this property. No windows are located in the side elevation of No. 34 that faces towards the application site. The proposed two-storey rear extension will be stepped away from No. 34 and will comply with the 45-degree guideline in respect of the windows in the rear of this property. Two full height secondary windows are proposed within the side elevation of the two-storey rear extension that will be sited 4 metres from the boundary shared with No. 34. These windows have the potential to overlook the rear garden of No. 34 and create a sense of overlooking. It is therefore recommended that these windows are conditioned to be obscure glazed and fixed. The two rooflights and ground floor bi-folding doors within the side elevation facing towards No. 34 are not considered to have a detrimental effect on amenity as the doors will be largely screened by the existing boundary treatment and the rooflights will be set high enough up that a view could not be gained of the neighbouring property's rear garden. Subject to the imposition of the recommended condition, the proposed extension will not adversely affect the amenity of No. 34.

The dwellinghouse to the rear of the application site, No. 28 Cotehill Road, is located on a higher ground level that results in the ground floor of the dwellinghouse being in line with the roof of the dwellinghouse at the application site. The rear garden of the application site is on two levels, with the rear section being at first floor level. A

boundary wall with screen above, measuring over two metres in height forms the boundary treatment between the two properties. The extension will be sited approximately 19.5 metres from the rear of No. 28. Whilst this distance is less than the 22 metres specified by the 'Space Between Dwellings SPG', due to the significant difference in levels between the two plots, it is not considered that the proposed extension will result in overlooking or overbearing impacts. It is for these reasons that the proposed extension is not considered to have a detrimental effect on the amenity of No. 28 Cotehill Road.

To the west of the application site is No. 9 Radley Way, that is separated from the application site by a PRow. No. 9 is sited so that its front elevation is in-line with the rear elevation of the dwellinghouse at the application site. No windows are located in the side elevation of No. 9. 2no. obscure glazed first floor windows are proposed within the side elevation of the extension that will serve an en-suite. It is for these reasons that the proposed extension will not have a detrimental effect on the amenity of No. 9 Radley Way.

Single Storey Extensions and Alterations to Front Elevation

The ground floor windows in the front elevation will not directly face another dwellinghouse. A gap of approximately 22 metres will be maintained between the porch and the rear boundary of No. 9 Stonehouse Crescent to the southeast and a PRow and intervening landscaping separates the two dwellings. The proposed extensions and alterations will therefore not result in a privacy issue or an overbearing effect on this property.

The proposed infill extension will comply with the 45-degree guideline in respect of the ground floor front window of No. 34 Brentwood Drive to the east. Due to the proposed infill being single storey, it is not considered that it will be unduly overbearing or result in a loss of light to this window.

It is for these reasons that the proposed single storey extensions and alterations to the front elevation of the dwellinghouse will not have a detrimental effect on neighbouring amenity.

Conclusion

It is for these reasons that the proposed development will not have a detrimental effect on neighbouring amenity and will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The existing dwellinghouse has 4no. bedrooms and the dwellinghouse as extended will also have 4no. bedrooms. Therefore the dwellinghouse requires 3no. off-road parking spaces.

The proposed development will result in the loss of the existing integral garage, however, the internal dimensions of the garage mean that it does not meet the criteria outlined in Appendix 2 of the Local Plan (2020) and therefore it cannot accommodate a vehicle. To the front of the dwellinghouse is a large paved area that can accommodate the required 3no. off-road parking spaces.

It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 21/06/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council