

DELEGATED DECISION REPORT

SMD/2021/0310
Valid 05/05/2021

1 MOORLAND CLOSE
WERRINGTON

TWO 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 two-storey, semi-detached dwellinghouse constructed of brick with a pitched roof covered in concrete tiles. The dwellinghouse is located on the corner of Moorland Close and Moorland Avenue, and forms the entrance to the cul-de-sac. The application site is located in the Development Boundary of Werrington.

PROPOSAL

Full planning permission is sought for the erection of a two-storey front extension.

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: 29/06/2021

Neighbour consultation period ends: 31/05/2021

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.

SCC Highways: No objection on highways grounds to the proposal.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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.

An original single storey flat roofed porch that was positioned to the front of the dwellinghouse has been demolished. It is proposed to erect a two-storey extension in its place. The extension will project 2 metres from the front elevation of the dwellinghouse and it will be 2.88 metres wide. It will have a shallow pitched roof that will adjoin into the eaves of the original dwellinghouse but have a ridge height that is lower than the ridge of the original dwellinghouse. The extension will be constructed of materials to match the existing dwellinghouse.

An extension projecting forward of the original front elevation of a dwellinghouse does not follow the requirement within the Design Guide SPD for extensions to be subordinate or set back from the building line. However, the dwellinghouse forms one of 7 pairs of semi-detached properties and one detached house that were all constructed of a similar design. Of these dwellings, three of the houses have undertaken an identical two-storey front extension to that proposed at the application site and No. 2 Moorland Close opposite the site previously had an identical front extension but has subsequently extended further with a two-storey side extension that increases the size of the front projection. Whilst all of these extensions precede the adopted Design Guide SPD, they are a feature of the street scene. By adding another front extension that is identical to those that have already been constructed within the cul-de-sac is not considered to have a detrimental effect on the character or appearance of the street scene. It will also not have a detrimental effect on the entrance into the cul-de-sac as the dwellinghouse on the opposite side of the road has already constructed a forward projecting extension that is much larger and more dominant than the proposed extension at the application site. It is for these reasons that, in this instance, it is not considered expedient to refuse the application on design grounds.

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.

A separation distance of 22.5 metres will be maintained between the application site and the dwellinghouse on the opposite side of the road, No. 2 Moorland Close, exceeding the 22 metres required by the 'Space Between Buildings SPG'. The

proposed extension will therefore not have a detrimental effect on the amenity of this property.

No other properties will be affected by the proposed extension due to its siting relative to the attached dwellinghouse and the separation distance between the application site and the dwellings on Moorland Avenue to the south.

It is for these reasons that the proposed development 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 Highways Engineer has assessed the application and raises no objection to the proposed development. He states: *'The 3-bedroom property currently benefits from off highway parking (driveway). The submitted plans show the proposed extension will reduce the parking area. However, it is noted parking for 2 vehicles can still be accommodated. The proposal is considered not to have a detrimental impact on the adopted highway. I have no objection'.*

It is therefore considered that the proposed development will not 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: 28/06/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

