DELEGATED DECISION REPORT

SMD/2020/0389 **Valid 27/07/2020**	**81 HEATH AVENUE** **CELLARHEAD**	**FIRST FLOOR SIDE EXTENSION AND GROUND FLOOR REAR EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal.

DESCRIPTION OF SITE

The application site is number 81 Heath Avenue Cellarhead, a brick and tile, two-storey, detached dwelling sitting within a rectangular shaped plot of land. Land levels within the site are generally flat, boundaries are marked by hedgerows and timber fencing. To the front of the house there is a drive/off-road parking area whilst to the rear there is a good-sized garden and a patio area. The property also benefits from an attached, flat-roof, single garage with utility room at the rear.

For the purposes of planning policy consideration, the application site is located within the Werrington and Cellarhead Development Boundary and a Coal Development Low-risk area. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is essentially for a first-floor side extension and a single-storey rear extension. The extensions (together with internal alterations) would provide the occupants with a utility, WC, open-plan kitchen/dining room, lounge and integral garage. On the first floor there would be a total of four bedrooms, (one with ensuite) and a separate bathroom. Windows would be positioned within the front and rear elevations only.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development 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
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 04/09/2020
Neighbour consultation period ends: 24/08/2020.

Public Comments: No representations received during the consultation period.

Cheddleton Parish Council: No objections.

Severn Trent Water: No objections.

OFFICER COMMENTS

Principle of Development
Local Plan policy SS8 identifies the Werrington and Cellarhead area as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking, drainage and the low-risk coal development area designation.

Design and visual impact

Since submission of the initial plans, the applicant has amended the design of the extension in order to comply with the councils adopted design standards. The roof ridge has been marginally lowered and the first floor principal (roadside facing) wall has been recessed. Whilst the recess is only 0.5m, it is sufficient to provide a physical and visual break within the front wall, as well as allowing for the roof slope to be broken and set just behind the existing. The ground floor principal wall will still run flush with the existing house, but it is the upper floor treatment (setting back and inclusion of a small lean-to roof), which will allow for the addition to adopt subordinate and secondary features. The two-storey element would not project beyond either the front or rear (two-storey) walls of the existing house. The proposed ground floor rear extension would span the full width of the house, project 3m from the rear wall and have a simple, lean-to roof. The proposed use of brick and tile is acceptable. The applicant has confirmed brick to match those of the existing house and the use of Staffordshire blue clay tiles. It is understood that the entire roof is to be replaced at the time of extending the dwelling so a condition specifying Staffs blues would be appropriate. In terms of design there are no objections to the application.

There will be some wider visual impact beyond the application site. The enlargements will be seen from neighbouring properties as well as by anyone passing by in front of the house (road or footpath). However, this is a well-established residential area which is defined by dwellings of differing sizes and appearances. The proposed extensions will not result in any street scene harm.

Neighbour amenity

The application site has neighbouring properties to the west and east. To the rear of the site are open fields.

There are no neighbour amenity concerns in respect of the dwelling to the east (number 83 Heath Avenue). The only part of the extension which will be close to number 83 is the side wall of the proposed ground floor rear extension. There are no principal windows within the side wall of number 83 which would be impacted.

The dwelling to the west is number 79 Heath Avenue, a detached, two-storey property, which appears to be on a similar ground level with the application property. There are principal windows to the front and rear of number 79. There are no principal windows within the side wall of number 79 (facing the application property). The applicant has submitted an amended plan providing greater detail concerning the location of the application property and the proposed extension, in relation to the house at number 79. It is clear that the side extension (both two-storey and ground floor elements), will not result in any material planning objection in terms of impact upon the neighbours rear windows. At ground floor level, the nearest neighbour window serves a through room and at first floor the extension will not extend any further beyond the back wall of the applicants property, thus not raising any 45 degree angle considerations. Within the principal elevation of the neighbours house (number 79), there is a window at first floor level which appears to be a principal bedroom window. The amended plan submitted by the applicant shows that the front wall of the first floor extension will not project beyond the 45 degrees horizontal angle measured from the centre point of the bedroom window. Following on from the officer site visit, it is agreed that the extension does comply with said 45 degree angle. There does not appear to be any 45 degree horizontal angle breach in respect of the ground floor (principal elevation window) and it is noted that this is a through-room.

Parking

The Local Plan parking standards recommend 3 off-road parking spaces for a 4 bedroom dwelling. The application proposes an integral garage and there is a generously sized off-road

parking area at the front of the house for at least an additional 2 vehicles. In addition, it is noted that there are no parking restrictions on the road.

Drainage
Severn Trent Water have no objections to the application and state that no drainage related conditions are required. Severn Trent advise that there may be a public sewer located within the application site and, in the event of planning permission being granted, appropriately worded informative notes can be used to inform the applicant/developer of their responsibilities.

Coal
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 1/7/2021.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council