

DELEGATED DECISION REPORT

SMD/2021/0351
Valid 26/05/2021

2 ASH WAY
WERRINGTON

SINGLE STOREY WRAP
AROUND EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a two-storey semi-detached dwellinghouse constructed of brown brick with a hipped, tiled roof. A single storey brick built garage with a hipped tiled roof is attached to the eastern side elevation of the dwellinghouse. The dwellinghouse is stepped back from the road by a front garden that has been paved and is used for the parking of vehicles. The application site is located on a residential street within the Development Boundary of Werrington that comprises similar semi-detached, two-storey dwellings.

PROPOSAL

Full planning permission is sought for the erection of a single storey side and rear extension.

Revised plans were received during the course of the application to ensure the extension will not overhang any part of the neighbouring property and to amend the site edged red to include the whole of the rear garden.

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

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20/07/2021

Neighbour consultation period ends: 28/06/2021

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no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason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

The proposed extension will infill the area between the original side elevation of the dwellinghouse and the boundary shared with No. 4 Ash Way and will adjoin the rear elevation of the existing attached garage. The extension will project 2.8 metres beyond the original rear elevation of the dwellinghouse. It will wrap-around the rear corner of the dwellinghouse and occupy just under one half of the original rear elevation. The eaves and ridge height of the proposed extension will match those of the existing garage and it will have a hipped roof. The extension will be constructed of brick and tile to match the existing dwellinghouse. No windows will be positioned within the eastern elevation of the proposed extension, other than 1 no. rooflight. A window and patio doors will be positioned in the rear elevation and a window will be positioned in the western elevation facing towards No. 5 New Road.

The proposed extension will be subordinate to the original dwellinghouse due to its scale and its siting to the rear of the dwellinghouse. The proposed materials and its design will reflect the original dwellinghouse. Due to the extension's siting to the rear of the existing attached garage and the siting of the neighbouring property's attached side garage, it will not be visible from the street scene. It is for these reasons that the design of the proposed extension is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD 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.

The attached neighbouring property, No. 5 New Road comprises a mirror image of the dwellinghouse at the application site. The proposed extension will comply with the 45-degree guideline in respect of this property and therefore it will not result in an overbearing impact or a loss of light. The window to be located within the western side elevation that will face towards No. 5 is a secondary window to a dining room. It will be partially screened by the existing boundary treatment and will be sited approximately 3.5 metres from the shared boundary, therefore not resulting in a

significant impact on the privacy of No. 5. It is for these reasons that the proposed extension will not have a detrimental effect on the amenity of No. 5 New Road.

The dwellinghouse to the east of the application site, No. 4 Ash Way comprises a two-storey semi-detached dwellinghouse of a similar design to the application site. The dwellinghouse is sited on a slightly higher ground level than the dwellinghouse at the application site and an attached flat roofed garage is located on the western side elevation that adjoins the garage at the application site. A window serving a kitchen and a door are positioned in the ground floor side elevation of No. 4 that face towards the application site.

The proposed extension will comply with the 45-degree guideline in respect of No. 4 Ash Way and therefore it will not result in an overbearing effect or a loss of light. The proposed extension will have some impact on the kitchen window positioned in the side elevation of No. 4 Ash Way. However, the infilling of the area to the side of dwellinghouse and the rear of the garage, immediately adjacent to this window could be undertaken as permitted development, with the same or even a worse impact on amenity if the roof was pitched rather than hipped. In contrast, the difference in ground level and the hipped roof design of the proposed extension sloping away from the window will ensure that the neighbour's kitchen window doesn't face a blank wall, thereby reducing the impact on this window. It is therefore not considered expedient in this instance to refuse the application on amenity grounds. No windows are proposed within the side elevation of the proposed extension and the proposed rooflight will not affect privacy. It is for these reasons that the proposed extension will not have a significantly detrimental effect on the amenity of No. 4 Ash Way.

The property has a long rear garden with the rear elevation directly facing towards the front garden/parking area of No. 7 New Road to the rear. The proposed extension will not affect the amenity of No. 7 due to the scale and siting of the extension and the separation distance involved.

It is for these reasons that the proposed development will have an acceptable impact on neighbouring amenity and it will comply with policy DC1 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: 21/07/2021

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council