

DELEGATED DECISION REPORT

SMD/2021/0256
Valid 28/05/2021

4 MILFORD AVENUE
WERRINGTON

**DEMOLITION OF EXISTING
REAR CONSERVATORY.
SINGLE STOREY REAR AND
SIDE EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is located on a residential street of 1960s semi-detached dwelling all mix in character and appearance the Werrington Village Development Boundary.

there is support in principle for a domestic extension to this property providing that all other material planning considerations are satisfied. In this instance the other planning matters to consider are neighbour amenity and design/visual impact.

PROPOSAL

Planning permission is sought for the erection of a single storey side extension together with a single storey rear extension.

The single storey rear extension will have the same width and siting as the conservatory it will replace. It will feature a hipped roof and will feature a side door with a large glazed window that fronts the garden. The extension will have a ridge height of 3m and project out 3.3m from the original rear elevation.

The single storey side extension will sit to the eastern elevation of the dwelling. It will feature a part gable part flat roof and will accommodate a study and enlarged kitchen. The extension will extend the full length of the dwelling, have a width of 2.1m. The gable pitch height will be 3.2m. The flat roof will be 2.5m.

It will use matching materials used on the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127
Section 9

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29/06/21
Neighbour consultation period ends: 19/06/21
Press Advert: N/A

Public Comments

Neighbours

No neighbour representatives

Parish Comments

None received

Severn Trent Waters

No objection subject to informatives

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Werrington 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 and drainage.

The proposal is in accordance with Policy SS8 of the Local Plan.

Design and visual impact

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.

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.

The side extension is setback from the street scene so not to appear prominent and is of a modest scale to the host dwelling as it is single storey in stature. The windows will match the bow window and the front gable roof will relate well with the roof of the main dwelling as such, considered visually acceptable. It is worth noting that this element of the development could be considered permitted development as the width of the extension is not more than half the dwellinghouse and no higher than 4 metres in height.

The rear extension will not be seen from the street scene. It is considered that this element of the development is modest in scale and will not be dissimilar to what will be replaced in design and appearance but rather enhance the rear elevation with a more substantial brick structure.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

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

There are no adverse issues in terms of neighbour amenity impact. Number 6 Milford Avenue, which the extension will face, has no ground floor principal windows in the side facing wall; there is only a door and small single pane window fitted with frosted glass. As this is a ground floor extension only, the neighbours upper floor window will not be affected.

With regard to the rear extension, there would be no impact on no.6 due to the distance to the boundary. In respect of no.2 there would be a breach of the 45 degree line from the rear dining room window. However, there is an existing conservatory and the high screen block wall which already affect light to this window. Whilst it is acknowledged the conservatory and screen wall do allow some light to pass through and the conservatory has a chamfered corner it is not considered that the proposal would have a materially greater impact on light to this window. No neighbour objection have been raised and a rear extension which was 0.3m shorter could be erected under PD rights. No side elevation has been provided of the wall facing no.2. However, the floor plans show no openings in this side elevation. Nevertheless it is considered to be prudent to add a condition to ensure no openings are added.

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

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

For a dwelling consisting of three bedroom units, a minimum of three parking spaces are recommended.

The side extension would be erected upon part of the driveway. The site visit clearly demonstrated that there is adequate parking for two cars to the front to warrant a loss of parking space to the side.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

This is a relatively simple planning proposal and therefore for the reasons given above it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 1/07/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council