

DELEGATED DECISION REPORT

SMD/2021/0331
Valid 14/05/2021

58 CHATSWORTH DRIVE
WERRINGTON

**PROPOSED EXTENSIONS TO
REAR AND SIDE TO FORM
OPEN-PLAN KITCHEN, DINING
AND SITTING AREA WITH WC
AND UTILITY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Detached, two-storey dwelling which has previously benefitted from a conservatory extension. The dwelling benefits from off-road parking and garden/patio areas. There is a detached garage and a further garden outbuilding. Land levels are relatively flat and boundaries are marked with fencing and planting.

For the purposes of planning policy consideration, the application site is located within the Werrington Development Boundary and a low-risk coal development area.

PROPOSAL

A single-storey side and rear extension to form an open-plan kitchen/dining/sitting room as well as utility and WC. The extension would have a pitched roof (containing roof lights) and be constructed using matching bricks and tiles. The rear gable would contain bi-fold, glazed doors, separate window and have glass within the upper section of the wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

2. Space About 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 relevant.

CONSULTATIONS

Publicity

Site Notice: Expired
Neighbour consultation period: Expired.

Public Comments: No representations received within the statutory consultation period.

Werrington Parish Council: No representations within the statutory consultation period.

Severn Trent Water: No objections

OFFICER COMMENTS

Principle of development

Werrington is classified as a 'Larger Village'. The Larger Villages Area Strategy, Policy SS8, states that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas. The principle of the development in this location is therefore in accordance with the Local Plan and with the National Planning Policy Framework. Whilst there are no 'in principle' objections to the proposed extension there are material planning considerations which have to be satisfied including design, visual impact, neighbour amenity, parking, drainage and the fact that the site is within a coal development area (low-risk).

Design and visual impact

There are no objections to the application in terms of either design or visual impact. The rear extension would be modestly sized and clearly subordinate in its proportions when compared to the main house. The use of large glazed areas adds modern features to the existing house without detriment to the overall appearance of the property. The proposed use of matching bricks and tiles are welcomed.

As the extension is mainly at the rear of the house, there will be very little of it visible to members of the public. The neighbours may see the extension and also anyone using the footpath which crosses the grassland to the north, however this does not raise any concerns as the extension is essentially a simply formed addition of modest proportions.

Neighbour amenity

The application site only has neighbours to the rear and south. To the north there is open grassland with a footpath passing through it. This is a single storey addition only, therefore the houses to the rear will not be adversely affected as there would be no overlooking relationship. The neighbour to the south (number 60 Chatsworth Ave) has already benefitted from a large rear extension, meaning that there are no rear windows which would be affected by the proposed extension as its rear wall is set much further back than the applicants. There are also no windows within the side/facing wall of number 60 and being to the south it would not be affected by loss of sunlight. No letters of representation have been received from any members of the public.

Parking

The application does not impact upon the parking provision within the site. No part of the extension would be built upon ground used for parking. The application does not propose an additional bedroom and therefore the Appendix 2 parking standards are not triggered for consideration.

Drainage

Severn Trent confirm they have no objections to the application and that they do not require any drainage conditions to be added in the event of planning permission being granted. Severn Trent advise that there may be a public sewer located within the application site. In the event of permission being approved, officer's recommend that STW information can be conveyed to the applicant/developer by means of appropriately worded informative notes.

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 within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 24th August 2021.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council