

DELEGATED DECISION REPORT

SMD/2021/0334
Valid 01/07/2021

137 ARMSHEAD ROAD
WERRINGTON

**PROPOSED TWO-STOREY SIDE
EXTENSION, NEW ROOF
STRUCTURE AND INTERNAL
ALTERATIONS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 137 Armshead Road, a detached, white/dream rendered dwelling. The house occupies a visually prominent and elevated roadside location, sitting behind a stone wall bounded, raised garden area. There is off-road parking at the side of the house which leads to a detached, flat roof, double garage. There is some garden space at the rear of the house. Boundaries are marked with fencing, block wall and hedgerows. The surrounding area is predominantly residential development with houses of differing sizes and designs.

For the purposes of planning policy consideration, the application site is located within the Werrington development boundary and is within an identified low-risk coal development area. There are no nearby Listed Buildings/structures nor any protected trees which need to be considered.

PROPOSAL

Since the original submission the plans have been changed in the interests of neighbour amenity and design as the first scheme could not be supported. The application is now for a two-storey side extension, raising of the roof ridge of the existing dwelling and inserting front dormer windows. Together with internal alterations the development would provide a dwelling with utility, WC, open-plan kitchen/dining room, snug, lounge and integral double garage. At first floor level there would be a master bedroom with ensuite, separate bathroom, 2 further bedrooms and a room labelled as a study (although its size suggests it could be used as a 4th bedroom).

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. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands.

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: 10/08/2021.
Neighbour consultation period ends: 28/07/2021.

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

Werrington Parish Council: No representations received during the statutory consultation period.

Highways (SCC): No objections.

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 now no objections to the proposed extensions/alterations. It is acknowledged that the alterations will result in the loss of identity of the original house, however this is not considered to be an issue. The existing dwelling, whilst having a simple and pleasant appearance, does not have any historical merit and forms part of a wider area of mixed appearance properties which have themselves benefitted from extension and alterations. The use of simple gables and pitched roof dormers is acceptable for this area. Had this been a proposal for a replacement dwelling, there would be no design or street scene objections. The proposed use of render and brickwork fits in well with the established character of the area, the existing dwelling is rendered and neighbouring properties are predominantly finished with facing brickwork. The applicant has agreed a condition to secure materials details at a later date. The large glazing panel above the garage adds a modern feature to the property.

Neighbour amenity

There are neighbouring dwellings to the west, east and south of the site. The amended plans now ensure that the development raises no material planning amenity objections. The dwelling to the west (139 Armshead Road) sits at a higher land level and has no windows within its side wall. The property at the rear (Hexwood) sits at a higher land level. Whilst there were initially concerns about the potential for overlooking into Hexwood and its grounds, the amended plans (which relocate the dormers to the front of the house) make the amenity relationship acceptable. The rear roof slope will now only contain roof lights, it is recommended that a condition is added to ensure no dormer development to the rear as this would circumvent the reasons why the plans were changed in the first place. The dwelling to the east (135 Armshead Road) is a semi-detached and previously extended dwelling. The two-storey side extension to number 135 contains two frosted/obscure glazed window with the approved plans (00/00873/FUL) showing that the windows do not serve any principal rooms. Whilst the extension (the subject of this application) will be close to the boundary line, it would not impact upon any neighbouring principal window.

It is noted that no neighbour representations have been received during the statutory consultation period.

Parking

The room marked as a study on the proposed plans, appears large enough to be used as a bedroom if required. It is therefore reasonable to assess the application as a proposed 4 bedroom house. Local Plan parking standards require 3 off-road spaces for a 4 bed dwelling and this can easily be achieved. The scheme proposes a double garage and the remaining driveway would be sufficiently sized to park a further vehicle. The County Highways officer confirms she has no objection to the application and does not require any conditions to be added.

Drainage

Severn Trent Water (STW) have no objections to the application and confirm they do not require any drainage conditions. STW state that there may be a public sewer located within the application site and provide further details about this. In the event of planning permission being approved, the STW information could be included on the decision notice by means of informative notes.

Coal area

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered 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 including (but not limited to) securing materials details and restricting any future rear dormer development.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson

Recommendation Date: 02/09/2021.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council