

DELEGATED DECISION REPORT

SMD/2021/0453
Valid 08/07/2021

177 ASH BANK ROAD
WERRINGTON

TWO STOREY SIDE
EXTENSION AND PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick, white / cream render and tile dwellinghouse and its associated curtilage, situated in the Werrington Ward. An existing extension has been added to the original rear elevation of the dwellinghouse. The site is within the Werrington Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The site is enclosed by neighbouring dwellings comprising a section of Ash Bank Road and adjoins a large area of open green belt land to the North. No. 175 Ash Bank Road lies to the West of the proposed site and No. 179 Ash Bank Road is situated to the East. The Ash Bank Road highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the area have been extended and altered. Many dwellings have undergone alterations of varying degrees including the introduction of render. The attached neighbour has introduced render to the upper floor of the principal elevation of the property, for instance.

PROPOSAL

The proposed development comprises a two storey side extension and porch. The proposed extension would allow for the addition of a porch, home office, downstairs toilet and playroom on the ground floor, as well as a master bedroom extension and en-suite and an additional bedroom on the first storey. The existing garage would be replaced. The proposed extension would protrude the original principal elevation and wrap around the Western side elevation. The proposed side extension would have a length of 6.99 metres along the external wall of the existing side elevation and a width beyond the side elevation of the original dwellinghouse by approximately 2.52 metres. The total maximum height of the side elevation of the dwelling would be approximately 8.6 metres and the maximum eaves height would be 5.9 metres. The proposed lean to porch extension would project beyond the principal elevation of the existing dwellinghouse by 1.1 metres and would have a width of 3.94 metres. It would have a maximum height of approximately 3.62 metres and an eaves height of 2.85 metres. Both extensions would be constructed from materials which would

harmonise with the existing dwellinghouse, including brick, white / cream render, plain roof tiles and brown uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0187 – Proposed two storey side extension, front porch and rear summer room. Approved.
SMD/2019/0431 – Redesign and relocation of garden room in rear garden. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/09/2021
Neighbour consultation period ends: 11/08/2021
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

No comments were received from Werrington Parish Council.

Severn Trent Water

Severn Trent have commented that the proposal has minimal impact on the public sewerage system and can advise that they have no objections 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) 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 identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhancing the environment. A more concentrated focus on future growth is to be directed to larger village settlements, including Werrington. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Werrington, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed extension is acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed extension include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. 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 proposed development consists of a single storey lean to porch extension on the principal elevation, incorporated into a side extension to create an additional storey on top of the existing single storey garage to the side of the dwelling.

The proposed extension would protrude beyond the original principal elevation and wrap around the Western side elevation. The proposed side extension would have a length of 6.99 metres along the external wall of the existing side elevation and a width beyond the side elevation of the original dwellinghouse by approximately 2.52 metres. The total maximum height of the side elevation of the dwelling would be approximately 8.6 metres and the maximum eaves height would be 5.9 metres. The proposed lean to porch extension would project beyond the principal elevation of the existing dwellinghouse by 1.1 metres and would have a width of 3.94 metres. It would have a maximum height of approximately 3.62 metres and an eaves height of 2.85 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

Although the proposed side extension would consist of the addition of a first storey to the existing single storey section to the West of the dwelling, the proposed extension would reflect the style of the existing building in terms of the inclusion of a front gable to match the front gable on the opposite side of the dwelling. The proposed side gable section of the extension would reflect that of the neighbouring dwelling at No. 175 Ash Bank Road. The eaves and maximum height of the proposed side extension would match those of the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The other addition of a single storey porch to the existing dwellinghouse would be acceptable on design grounds, due to its subordinate nature with the parent dwellinghouse.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Additions of render to varying degrees have been added to a large number of dwellings over time, creating a more varied street scene and a less concentrated character. Initially, white / cream render, plain clay tiles and brown uPVC were proposed to be used in the construction of the proposed extension. A fully rendered extension is not considered to be appropriate in the sense that the proposed extension would not mirror with the adjoining semi-detached dwelling. This neighbour has a ground floor brick exterior and an upper floor rendered exterior. Thus, it has been conditioned that the proposed extension would mirror the exterior of the adjoining neighbour; having a brick exterior on the ground floor and a rendered exterior on the first floor. Subject to this condition, the materials would be considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original building as a whole.

The proposal, by virtue of its size, scale and siting maintains the character of the

existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 175 Ash Bank Road to the West and No. 179 Ash Bank Road to the East. As the proposed extension is a front and side extension and the rear curtilage of the site adjoins an area of open green belt land, assessment of amenity impact will only be required on the two direct neighbouring dwellinghouses to each side of the site.

Consideration has been given to whether the proposed side extension might be seen as overbearing to the unattached neighbour at No. 175 Ash Bank Road. I note that there are no window openings on the neighbour's side gable elevation. A solid brick wall comprises the ground floor side elevation. Therefore, loss of natural sunlight through any windows would not occur as a result of the proposed extension and light amenity of the neighbour would not be compromised in this sense. Due to the position of a garage at 175, sufficient separation exists to avoid any overshadowing of principal windows in the front and rear elevations. Two proposed side windows will face the blank gable of the neighbour; one on the ground floor and one on the first storey. As the upstairs side window would be in the proposed ensuite, it would most likely be obscure glazed, thus meaning that overlooking issues would not be raised. The porch extension to the principal elevation of the dwelling would not extend much further forward than the principal elevation of No. 175 Ash Bank Road, thus the 45 degree rule would not be breached.

I note that the minimal amount of boundary treatment in the form of an approximately 1 metre high stone wall creates the boundary treatment between the site and No. 179 Ash Bank Road, meaning that the amenity this neighbour could potentially be compromised. The proposed front and side extension would wrap around the Southern principal and Western side elevations. Any potential light loss which could occur for No. 179 Ash Bank Road would be mitigated due to the distance and oblique angle of the proposed extension from this neighbouring dwelling, which is positioned to the East of the site. As the sunlight trajectory travels from East to West, the proposed front and side extension would not cause overshadowing upon the direct neighbour at No. 179 Ash Bank Road. The extension would be tucked around the opposite side of the existing dwellinghouse and would be largely out of sight from the neighbours at No. 179 Ash Bank Road. From this observation, it becomes apparent that the amenity of No. 179 Ash Bank Road would not be adversely impacted by the proposed extension.

As the proposed side and front extension would be on the principal North elevation and wrapped around the West side elevation, there would be no windows which could compromise the privacy amenity of the neighbours at No. 179 Ash Bank Road. There would be one side window on the ground floor and one window on the first storey of the side elevation of the proposed extension, therefore privacy amenity of the neighbours at No. 175 Ash Bank Road could be impacted in this sense. I note that there are no openings on the side gable elevation of the neighbour at No. 175 Ash Bank Road. Therefore although there are side windows on the proposed extension, they would only be looking towards a solid brick wall with no fenestration. All other windows on the proposed extension would be on the principal and rear elevations of the dwelling and would not affect the privacy amenity of any neighbours due to the plentiful distance between the dwellings on the street. Thus, no adverse privacy impact would occur upon either of the neighbours.

There are no dwellinghouses with curtilages which adjoin the rear curtilage of the site, thus no amenity impact will occur here.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

Although the proposed extension would be to the side and front of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1. A large driveway separates the dwellinghouse from the highway; comprising a plentiful amount of space for parking. Although there will be an addition of a bedroom within the first storey part of the extension, the driveway provides enough parking to accommodate.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. The initial proposed render to be used to comprise the exterior walls of the extension was not considered acceptable. However, it has been conditioned that a brick built ground floor extension and a rendered first storey extension are to be constructed, to reflect the exterior of the adjoining neighbour, making the proposed principal elevation extension acceptable on design grounds. It cannot be ignored that amenity of all direct neighbours would be sustained due to the lack of windows on their side elevations, various types of boundary treatments and being of a substantial distance or oblique angle from the proposed extension at the site.

Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 23/09/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council