

DELEGATED DECISION REPORT

SMD/2021/0560
Valid 24/08/2021

2 ASH WAY
WERRINGTON

SINGLE STOREY WRAP
AROUND EXTENSION (RE-
SUBMISSION OF
SMD/2021/0351 BUT CHANGE
OF MATERIALS)

(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 garage 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.

Planning permission was previously granted for the same development under application SMD/2021/0351. This application seeks to replace the external wall material of matching brick to off-white render.

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

SMD/2021/0351 Single storey wrap around extension to the rear
Approved 21/07/2021

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 27/09/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 (2021) 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 (2021).

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. In addition, the principle of the development has been accepted by the approval of planning application SMD/2021/0351 which is extant.

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 130 of the NPPF (2021) 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.

No concern is raised regarding the scale, siting or design of the proposed extension, as these elements of the scheme are identical to those recently approved under application SMD/2021/0351 that is extant. Permission is solely sought for the replacement of brick to the extension's walls with an off-white render.

In respect of materials, the Design Guide SPD states:

3.9 New buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities.

7.14 New buildings should ideally be constructed from the same palette of materials used traditionally in the area. This means for the most part natural stone or brick for walling and Staffordshire blue clay tiles or slate for roofs.

7.27 New materials need to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in exceptional circumstances where appropriate to the design or setting, provided they harmonise well. An example would be terne-coated steel instead of lead for flat roofs. More commonly, modern substitute materials are less appropriate and often less durable.

The existing dwellinghouse is constructed of brown brick with a traditional plain tile roof. As are the dwellings to either side. Render does not feature in the palette of materials on the existing dwellinghouse. It is proposed to construct the whole of the rear extension with off-white rendered walls. The use of render will not respect the materials of the original dwellinghouse and therefore the proposed extension will be incongruous and out of character with the existing dwellinghouse.

The proposed extension will be sited to the rear of the dwellinghouse and will be screened by the dwellinghouse's attached garage which adjoins the neighbour's attached garage. The proposed extension will therefore not be visible from Ash Way. However, New Road is located to the west of the application site and extends alongside the rear gardens of the pair of semi-detached dwellinghouses that comprise the application site and No. 5 New Road. The pair of semi-detached properties are positioned on a higher ground level than New Road and therefore the proposed extension will be partially visible from the street scene, particularly if No. 5 New Road were to reduce the height of their boundary hedge or alter the boundary hedge to a fence or wall. The incongruous render will therefore be visible from the street scene.

It is noted that the properties on New Road comprise dwellinghouses that are constructed of brick and render. However, these properties are of a different style and design to the application site; are located on a different road to the application site; and the proposed extension will not be viewed within the context of these properties. The fact that render has been used on properties in the vicinity of the application is therefore not deemed to be a material consideration in the approval of the use of render on this dwellinghouse.

The NPPF (2021) states:

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes.

*135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example **through changes to approved details such as the materials used**). (my emphasis)*

The proposed development is not considered to be well-designed due to the change in the proposed materials. It will also fail to reflect the Council's local design policies contained in the Design Guide SPD. The substitution of brick with render is considered to result in the quality of the previously approved development being diminished, contrary to paragraph 135 of the NPPF (2021).

It is for these reasons that the substitution of brick with render for the proposed extension is considered to be unacceptable and will be contrary to policy DC1 of the Local Plan (2020), the Design Guide SPD and paragraphs 130, 134 and 135 of the NPPF (2021).

Amenity

Policy DC1 of the Local Plan (2020) and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension is the same size as that previously approved by application SMD/2021/0351 and is extant. The previously approved extension was not considered to adversely affect neighbouring amenity and no changes have occurred in the intervening weeks to alter this opinion. The change from brick to render will not adversely affect neighbouring amenity.

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 (2021) in this regard.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development (in relation to the substitution of brick with render for the walls of the extension) is considered to comprise an incongruous material that is unsympathetic to the character and appearance of the existing dwellinghouse and which will be visible from the street scene. The proposed development is therefore contrary to policy DC1 of the Local Plan (2020), the Council's Design Guide SPD and paragraphs 130, 134 and 135 of the NPPF (2021). As such, the application is recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Ailsa Berry

Recommendation Date: 18/10/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council