

DELEGATED DECISION REPORT

SMD/2021/0626
Valid 04/10/2021

21 STONEHOUSE ROAD
WERRINGTON

PROPOSED SINGLE STOREY
SIDE EXTENSION TO FORM
GARAGE WITH WC

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site sits on a corner plot within the developed area of Werrington. It comprises a 1930s semidetached brick-and-tile dwellinghouse which is one of a row of similar houses which faces Stonehouse Road, a residential street. There are also other similar houses opposite and also to the rear.

PROPOSAL

Planning permission is sought for a single storey side extension.

The side extension will accommodate a single garage and bathroom and feature a flat roof of a height of 2.5m.

On the proposed plan, it states that the proposed rear element is permitted development. This element will not be considered in this assessment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 1/11/21
Press Advert: N/A

Public Comments

Neighbour comments	None
Town / Parish Comments	None
Staffordshire County Council Highways	No objection

OFFICER COMMENTS

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.

With regards to the impact on the character and appearance of the area, the single storey side extension is a typical addition that is modest and does not appear out of place within the street-scene.

In terms of the materials used, the case officer suggested the garage to be brick to be more in keeping with the property and adjacent neighbour. The applicant intend to keep the render to be more 'modern'. This 'modern' does little for the character of the property as it is simply for a functional garage nevertheless, it is considered on this occasion that the render does not warrant a refusal because i) it is set back from the front elevation ii) it will be partially screened by the boundary fence iii) the properties immediately opposite display a mix of brickwork and render; iv) there are other properties in the area with similar flat roofed rendered side extensions. Whilst not good design, exceptionally, on this occasion it is found to be acceptable.

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

Impact to 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.

The side extension will be positioned next to the road leading to the cul-de-sac to the rear. No harm to the overall living conditions of the immediate neighbours. This opinion is backed by there being no objection from the neighbouring properties to the proposal.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposed works will not increase the number of bedrooms of the current property. Staffordshire County Council have raised no objection to the scheme. As such, the proposal will not have a detrimental impact on the adopted highway.

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

CONCLUSION

The application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 7/01/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council