

DELEGATED DECISION REPORT

SMD/2021/0661
Valid 14/10/2021

4 NEW ROAD
WERRINGTON

PROPOSED TWO STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits within a row of semi-detached dwellings along a residential street known as New Road. The site is part of the development boundary of Werrington. The site comprises of a front driveway for ample parking of 3 cars and a large rear garden that is restricted by a side garage. The dwelling itself is 1960s and made up of render, red brick and brown tiles. The property has previously extended via a single storey rear extension; at the time of visit the rear extension has been removed.

PROPOSAL

Planning permission is sought for a two storey rear extension. The two storey will extend the full width of the dwelling and project out 3.3m from the original wall. The applicant intends to enlarge the master bedroom and create an en-suite on the first floor; the first floor features a patio door safeguarded by a Juliet Balcony. The ground floor will accommodate a kitchen/ dining room and looks onto large bi-fold doors.

The extension will be rendered and feature a hipped roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

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: 4/11/21

Public Comments

Neighbour comments

Two neighbour representatives received

- Objection to the original scheme; proposed balcony will cause overlooking into immediate neighbour's garden. The ground floor will cause loss of privacy

Town / Parish Comments

None

Staffordshire County Council Highways No objection

OFFICER COMMENTS**Principle of Development**

Local Plan policy SS8 identifies Werrington as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity and parking.

The proposal is in accordance with Policy SS8 of the Local Plan.

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.

The two storey rear extension will not be visible from the street scene. The extension will be set down from the host property's roof form, thus allowing the main dwelling to remain the dominant element. The proposal is also utilises the existing roof form and uses render to blend with the original dwelling.

In terms of its scale, the projection of 3.3m from the original dwelling is considered to add bulk to a relatively modest house but will be proportionate with the host dwelling and the large rear garden that the application site currently has to offer. As such, it is considered that the scale and mass of the proposed extension will be acceptable.

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

Impact to neighbouring amenity

In terms of residential amenity, policy DC1 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties.

The main neighbouring property that this proposal would impact upon is the neighbouring property 2 New Road; the handed property. The adjoining property has previously extended via a two storey rear extension. The ground floor window is screened by an approx. 2m high bamboo fencing. No.6 New road, to the east of property, sits next to the applicant's garage

Neighbours raised concerns of the original balcony that would cause overlooking into their garden.

Amended plans were negotiated and submitted by the Agent due to the scale and bulk of the ground floor extension, amenity impact to the handed property at No.2 and balcony in the original proposal. The amended proposal replaces the balcony for a Juliet balcony and has set the ground floor element back in line with the upper floor. The agent has partially extended the first floor on the basis that client requires additional space. The re-amended plan is the final plan which is to be assessed.

When considering the potential loss of light to the neighbour's first floor window, serving a bedroom, it was deemed that the proposal would infringe the neighbour's 45 degree line when assessing loss of daylight/ light from the mid-point of the habitable window; This was evident in the 45 degree plan that the agent later submitted that showed a conflict of over 1.2m. This is not helped by the neighbour's first floor extension that extends out approx. 2.5m from the wall which in turn will create a tunnelling effect for the habitable principal first floor bedroom window that sits between the neighbour's and proposed extension. The proposed extension is immediately due south of the neighbours windows which will mean that mid-day sunlight from the south will be obstructed. Overall, the proposed development will have an adverse material impact to the neighbour's principal window and therefore, would not accord with Policy DC1.

Referring to the master bedroom's outlook into the neighbour's garden, the revised plan to have a Juliet balcony will be an appropriate compromise that will restrict direct open views of the neighbour's garden from the patio window that is comparable to a large window on the first floor.

In terms of the ground floor extension, the extension would infringe the neighbour's 45 degree line when assessing loss of daylight/ light from the mid-point of the neighbour's window serving a living room. The current border treatment provides some screening and also causes some loss of into this living room however similar to the first floor addition, it will have an adverse impact to the neighbour's primary window and therefore, would not accord with Policy DC1.

Taking the above into account, this application is therefore considered not 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 property benefits from off highway parking (driveway). The submitted plans show the proposal will not increase the property bedrooms. For this reason and as per the comments raised by Staffordshire County Highways, it is considered the property has sufficient off highway parking for a property of this size.

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 will not be in accordance with the NPPF and the Local Plan. The proposed extension will cause unacceptable loss of light into both the ground and first floor of the handed property and therefore, should be recommended for refusal on this basis.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Li

Recommendation Date: 08/03/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council