DELEGATED DECISION REPORT

SMD/2022/0186 **Valid 05/04/2022**	**191 HILLCROFT ASH BANK ROAD WERRINGTON**	**SIDE EXTENSION TO FORM PLAY ROOM, UTILITY ROOM AND SHOWER ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
- Principle of Development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE
The application site is located along a row of semi-detached properties fronting Ash Bank Road in the larger village of Werrington. The semi-detached property itself is constructed of red brick, featured render and tiles. The curtilage is made up of a small front garden, a detached garage, a side driveway and detached single and larger garden area to the rear.

PROPOSAL
The applicant seeks planning permission to replace the existing detached garage for a single storey side extension. It features a hipped roof and will sit back 0.3 from the principal elevation. The extension will have a width of 3.5m, a length of 10.1m and an overall ridge height of 4.2m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

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

SITE HISTORY

SMD/2018/0511	Single storey rear extension incorporating lean-to roof in place of existing	approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11/05/22

Neighbour consultation period ends: 10/05/22
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Town / Parish Comments	No objection
Staffordshire County Council Highways	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development
The application site is located within the Werrington Development Boundary. Werrington is identified within Local Plan policy SS8 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. This includes design, impact on residential amenity and highway safety.

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.

Amended plans were negotiated, and submitted by the Agent, as the original proposal had a flat roof and sat flush with the principal dwelling. The amended proposal seeks a hipped roof extension and to be set back. The proposed will be constructed using facing bricks and roof tiles to match the existing host dwelling. The re-amended plan is the final plan which is to be assessed.

It is considered that the amended single storey side extension will be in keeping with the host dwelling as it will emulate the same roof design, materials and fenestrations as the property it will serve. In addition, the extension is set back from the principal elevation to appear subservient and sympathetic. Overall, the design is considered to be visually appealing.

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 main neighbouring property that this proposal would impact upon is the neighbouring property 193 'Seymour House.' This property is located to the side of the property on a higher gradient to the applicant's property.

It is considered that there will be no harm to the overall living conditions of the immediate neighbour as the extension sits on a lower gradient than the neighbour. The neighbour also has no side facing windows and a garage that sits between the extension and the main bulk of the dwelling.

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 application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the rear extension will not reduce the amount of on site parking. Staffordshire County Council Highways concur that while the garage will reduce a parking space on site, there is ample parking for 3 cars. 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 : Approval

Case officer – Lisa Li
Recommendation Date: 07/06/22

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council