

DELEGATED DECISION REPORT

SMD/2022/0202
Valid 14/04/2022

**86, ASH BANK ROAD,
WERRINGTON,
STAFFORDSHIRE, ST2 9DU**

**SINGLE STOREY SIDE
EXTENSION; ALTERATIONS
TO EXISTING
CONSERVATORY AND
RENDERING OF THE NORTH
ELEVATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbours.

- Principle of Development
- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site is number 86 Ash Bank Road, Werrington, a brick and clay tile, two-storey, detached dwelling sitting within an irregular shaped plot of land. Land levels within the site slope, falling from rear of the house down to the end of the garden. The boundaries are marked by a mix of timber fencing and mature hedging. To the front of the house there is a drive/off-road parking area, whilst to the rear there is a single storey conservatory that will be altered to create a new extension and the garden is laid to lawn.

For the purposes of planning policy consideration, the application site is located within the Werrington and Cellarhead Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

To extend the property to the side with a single storey extension and alter the existing upvc conservatory to create a new extension.

The brick and tile side extension will be stepped back from the front elevation and have a simple lean-to roof sitting below the first floor window. The side extension will accommodate a W/C and utility room.

The rear extension will utilise the existing upvc conservatory base and have rendered walls and a tiled roof to create a garden room that will be energy efficient and can be used year round. Concertina doors will open onto the garden.

It is proposed to render the front (north) elevation of the house. There is already an element of rendering on this elevation. This dwelling has had significant historic extensions and alterations, resulting in a mismatch of brickwork. The brick on the front elevation is completely different to the other elevations of the house and the applicant seeks to cover with render, a material finish commonly seen along Ash Bank Road.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger villages strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework 2021

Including sections -
2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2012/0093	86 Ash Bank Road	Single Storey Extension at rear of existing detached house to provide conservatory	Planning Permission - Approved	16/05/2012
SMD/2000/0953	86 Ash Bank	Two storey rear extension to provide kitchen with bedroom above	Planning Permission	20/07/2000

CONSULTATIONS

Publicity

Site Notice expiry date: 3/06/2022

Neighbour consultation period ends: 20/05/2022

Press Advert: N/A

Public Comments

No comments received during the consultation period

Town / Parish Comments

Werrington Parish Council: No comments received during the consultation period

Severn Trent Water

No comments received during the consultation period

SCC Highways

No comments received during the consultation period

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Werrington and Cellarhead area 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, parking, drainage, and the low-risk coal development area designation.

Design and impact on character and appearance of the locality

There are no concerns about the shape and size of the extension in relation to either the existing dwelling or surrounding residential area/development. The single storey side extension would be visible from the public highway, but the proportions of the extension and the fact that it would be set back from the existing front wall of the house will ensure that it takes the form of a subordinate addition.

Ash Bank Road does not have a uniform appearance although properties are two storey they are finished in a variety of materials consisting of render and brickwork that varies from red to buff. The addition of a side extension in brick and

the rendering of the front elevation will not result in any harm to the street scene in terms of the resultant shape or visual appearance of the building and at the rear that extension would be predominantly not visible from the neighbouring properties due to boundary screening.

The extensions have been designed in a traditional style and the proposed finishes will complement the host dwelling. The material finishes are considered acceptable at this location. In order to retain control on the appearance of the north elevation a condition will be imposed requiring approval of a render sample in writing prior to those works commencing.

There would be no harm to the character and appearance of the area or conflict with Policy DC1 of the Local Plan.

Amenity

There have been no objections to the proposal. The single storey additions would run down the side of the property and to the rear, screened by existing boundary fencing or hedging.

There are no neighbour amenity concerns and the proposed extensions do not raise any 45 degree angle considerations.

Highway Safety

No additional bedrooms are proposed, no concerns are raised.

Drainage

As the site is in an urban area and there may be a STW assets located within or adjacent to the application site an appropriately worded informative notes can be used to inform the applicant/developer of their responsibilities.

CONCLUSION / PLANNING BALANCE

An acceptable design providing additional living accommodation to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

For the reasons outlined above, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION: CONDITIONAL APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 23.06.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

