

DELEGATED DECISION REPORT

SMD/2022/0293
Valid 30/05/2022

**55, WASHERWALL LANE,
WERRINGTON,
STAFFORDSHIRE, ST9 0LH**

**PROPOSED EXTENSIONS TO
FORM 2 ADDITIONAL
BEDROOMS, BATHROOM,
PLAYROOM, UTILITY, WC AND
OPEN-PLAN KITCHEN,
SITTING & DINING ROOM**

(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
- Highway matters
- Drainage

DESCRIPTION OF SITE

The application site is number 55 Washerwall Lane, Werrington, a stone and tile, two-storey, semi-detached dwelling sitting within a rectangular shaped plot of land. Land levels within the site slope, falling from rear boundary to highway. The boundaries are marked by timber fencing and mature overgrown vegetation. To the front of the house there is a drive/off-road parking area leading to a concrete sectional garage, whilst to the rear there is a single storey flat roof extension spanning the rear elevation. The rear 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 two storey extension and extend the existing rear single storey extension, adding a mono pitch roof. The extension will be flush to the front elevation at ground floor and stepped in off the front elevation at first floor and the roof height stepped down from the existing ridge level. A porch will be added to provide a focus directing visitors to the repositioned front door.

Internally the layout will be reconfigured to serve two additional bedrooms and a bathroom at first floor and enlarge the existing dining/kitchen area, providing a separate playroom and kitchen at ground floor.

The extension will sit off the boundary with all works contained within the site boundaries. Windows serving the bedrooms will look out at first floor front and rear elevations and the associated bathroom window on the side gable will be obscure glazed and either fixed or restricted opening above 1.7 metres above floor level so that they do not open outwards and neighbour amenity is protected.

Roof will be tiled to match the host dwelling; windows will be grey UPVC and brickwork will be reclaimed brick.

It is proposed to remove the front wall and provide off road parking for upto 4 cars. A similar scenario has occurred on other properties within the vicinity of the site, including next door but one (number 51).

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 5 July 2022

Neighbour consultation period ends: 5 July 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 objection subject to condition and informative. Parking provision shown on the approved plans be implemented prior to use of extension. The current vehicle access crossing (drop kerb) is not sufficiently wide enough to facilitate access to the parking area. The applicant should widen the access crossing to prevent vehicles from being driven over the full height kerb.

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. With the roof ridge to the side extension would be at a lower height to the existing roof, the proportions of the extension and the fact that at first floor it would be set back from the existing front wall of the house will ensure that it takes the form of a subordinate addition.

Washerwall Lane does not have a uniform appearance although properties are two storey, they are finished in render, and brickwork that varies in colour from red to buff. The addition of a side extension projection out into the rear garden will not result in any harm to the street scene in terms of the resultant shape of the building and at the rear it would be predominantly screened from the neighbouring properties by the topography of the site and the boundary treatment.

The extension has been designed in a traditional design and the brick finish will complement the stone of the host dwelling (as per the stone building opposite the shops). The material finishes are considered acceptable at this location and as the brickwork colouration varies on the surrounding properties, together with rendered properties either side of the site, it is not considered crucial to condition approval of

materials. 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 addition would run down the side of the property and the existing single storey extension would be slightly extended to tie into the rear of the side extension.

The neighbouring property closest to the extension is number 57, however due to the setback positioning and separation distance between the properties, and the intervening detached garage the side extension should not be overbearing as there would be no breach of the 45 degree from windows in the front elevation. The bathroom window on the side elevation will be obscure glazed and fixed or non-opening unless more than 1.7 metres above the floor of the room that the window is installed, this is in order to protect the amenity of neighbours and privacy of occupants.

There are no neighbour amenity concerns in respect of the dwelling to the east (number 53). The proposed extension does not raise any 45 degree angle considerations.

Highway Safety

Two additional bedrooms are proposed; no concerns are raised, satisfactory off road parking provision shown on the submitted plan.

No objection by SCC Highways subject to the use of the extension not commencing until provision of parking and drop kerb improvements completed.

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: 05.07.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council