

DELEGATED DECISION REPORT

SMD/2022/0309
Valid 08/06/2022

**25, UPLANDS DRIVE,
WERRINGTON,
STAFFORDSHIRE, ST9 0LG**

**PROPOSED TWO STOREY
SIDE EXTENSION PLUS
FRONT PORCH**

(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

DESCRIPTION OF SITE

The application site is number 25 Uplands Drive, Werrington, a brick and tile, two-storey, semi-detached dwelling sitting within a cul-de-sac irregular shaped plot of land. Land levels within the site slopes, falling from side of house down to rear boundary. The boundaries are marked by timber fencing and mature vegetation. To the front of the house there is a drive/off-road parking area leading to a concrete sectional double garage. The rear garden is laid to lawn and borders.

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 add a modest front porch. The extension will be stepped back off the front elevation and the roof height stepped down from the existing ridge level. A porch will be added to provide an area to step into before coming into the hallway.

Internally the layout will be reconfigured to serve an additional bedroom with en-suite at first floor and create a sociable dining/day room family living space, with a separate utility room and W/C at ground floor.

The extension will sit off the boundary with all works contained within the site boundaries. Windows serving the bedroom will look out at first floor to the rear and the associated en-suite bathroom window will overlook the driveway.

Roof will be tiled, and walls be brick to match the host dwelling.

It is proposed to remove one half of the existing garage, and this will still allow for parking for up to three cars within the site.

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: 15 July 2022
Neighbour consultation period ends: 8 July 2022
Press Advert: N/A

Public Comments

One letter of objection has been received stating:

Our property is a 3-bedroom bungalow with the bedrooms to the rear. We feel the first floor bedroom window to the rear of the proposed new 2 storey extension will lead to a significant reduction in privacy at our property.

Town / Parish Comments

Werrington Parish Council: No comments received during the consultation period

Severn Trent Water

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

The addition of a side extension projecting to the side of the dwelling will not result in any harm to the street scene in terms of the resultant shape of the building. The front porch raises no design concerns.

The extension has been designed in a traditional design and the finishes will complement the host dwelling. There would be no harm to the character and appearance of the area or conflict with Policy DC1 of the Local Plan.

Amenity

The addition would run down the side of the property and one half of the existing garage will be removed to accommodate the extension build.

The neighbouring property closest to the extension is number 27, however due to the setback positioning and separation distance between the properties, the side extension should not be overbearing. The windows are additions to front and rear elevations and the degree of surveillance is no different than existing, the status quo remains the same and acceptable in an urban location.

The comments of the objector are noted. However, properties to the rear in Meigh Road are positioned 23m from the existing dwelling and the new extension. This distance would meet the Councils privacy distance of 22m as set out in the Space about Dwellings SPD. As such whilst the rear window would serve a bedroom, the distance from neighbouring properties would ensure that privacy standards are maintained.

The proposed extension does not raise any 45 degree angle considerations.

Highway Safety

One additional bedroom is proposed; no concerns are raised, satisfactory off road parking provision shown on the submitted plan. The level of parking provision accords with SCC Highway parking standards for a 3 bedroom dwelling.

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: 20.07.2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council