

DELEGATED DECISION REPORT

SMD/2022/0457
Valid 11/08/2022

29 MOORLAND AVENUE
WERRINGTON

SINGLE STOREY SIDE
EXTENSION FORMING
MOTORCYCLE GARAGE,
SHOWER AND HOME OFFICE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Footpath
- Highways
- Coal

DESCRIPTION OF SITE

A two-storey, previously extended, detached dwelling fronting Moorland Avenue with off-road parking at the front of the house and private amenity space to the rear. The dwelling is northern facing and has residential properties to the north, south, west and east. The residential development to the south (which is at a much lower ground level) is the Elizabeth House residential/care home. Footpath number 17 Werrington, runs alongside the western boundary of the application site.

For the purposes of planning policy consideration the application site is located within the Werrington Development Boundary and also forms part of a Coal development area, albeit a low-risk area. The site does not sit within any Conservation area and there are no protected trees or listed buildings/structures which need consideration.

PROPOSAL

A ground-floor side extension to provide motorcycle store, office and shower room. The addition would have a hipped/lean-to roof (including small canopy roof at the front). A roller shutter type door would secure the cycle store and natural light would access the space by a single window on the rear elevation and two rooflights within the side sloping roof. The plans indicate that tiles, bricks and double glazed window would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space about Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

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

98/00051/FUL First floor extension to provide two bedrooms. Approved.

05/00024/FUL Single storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 27.10.2022.

Neighbour consultation period ends: 27.09.2002

Public Comments: No representations received during the statutory consultation period.

Werrington Parish Council: No representations received during the statutory consultation period.

Severn Trent Water: No objections raised.

OFFICER COMMENTS

Principle of Development

For the purposes of planning policy consideration, the application site is located within the Development Boundary of Werrington. Werrington is identified as a 'Larger village' in the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there is support in principle for a range of developments including housing related proposals. Whilst

there are no 'in principle' objections in relation to policy SS8, there are other material planning matters to consider.

Design and visual impact

No design nor visual impact concerns. The addition is modest in its size, the roof shape minimises visual impact and the choice of matching materials is welcomed. The addition will be seen from the public highway but will not result in any street scene harm.

Neighbour amenity

No neighbour amenity issues with dwellings to the north and east nor with the Elizabeth House care/residential home to the south due to positioning of the buildings and separation distances. The dwelling to the west (31 Moorland Avenue) is positioned on the other side of the public footpath. Whilst the upper sections of the proposed extension are likely to be seen from within the grounds of number 31, the separation distance and the boundary walls/hedgerow will ensure the extension is not overbearing.

Footpath

Footpath number 17 (Werrington) runs along the western side of the application site. The path is however outside of the application site boundary and is clearly separated by a high, blockwork wall. The proposed extension will not encroach upon this footpath although it may be worthwhile (in the event of permission being approved) that an informative note is added to the decision to remind the developer of their responsibility to maintain an open right of way at all times.

Highways

The application proposes no alterations to the existing off-road parking arrangements and the extension would not remove any potential car parking space. No bedrooms are proposed and as a result, consideration of the adopted Local Plan parking standards is not triggered.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Drainage

Severn Trent have not raised any objections to the application stating that *'Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.'* Severn Trent provide information for the developer which could be added as a decision notice informative note (in the event of approval).

CONCLUSION / PLANNING BALANCE

For the reasons set out within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 26.10.2022.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council