DELEGATED DECISION REPORT

SMD/2020/0536 **Valid 14/10/2020**	**145 ASH BANK ROAD** **WERRINGTON**	**RETROSPECTIVE APPLICATION FOR A SINGLE STOREY EXTENSION TO EXISTING DETACHED GARAGE AT REAR OF PROPERTY, DEVELOPED TO MATCH EXISTING GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on visual amenity and design
- Residential amenity

DESCRIPTION OF SITE

The application site relates to a semi detached property located in Werrington. The property benefits from a garden to the front with a driveway side and a detached garage and private garden to the rear.

The application site is not located within any areas of designated interest.

PROPOSAL

Consent is sought to regularise the erection of an unauthorised extension to the rear of the detached garage in the rear garden of the application property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
SS 8 Larger Villages Areas Strategy

SMDC Design Guide (spd)
SMDC Space about Dwellings

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 20.11.2020
Neighbour consultation period ends:04.11.2020
Press Advert: N/A

Public Comments

One letter of representation has been received with concerns regarding the distance of the extension from their boundary and that it is restricting light and a view from one window.

Town / Parish Comments

No comments received within consultation period

Severn Trent Waters

No objection with note to applicant about public sewers.

OFFICER COMMENTS

Principle of Development

The Local Plan aims to focus development on the three towns and the large villages. Werrington is identified as a Rural Area Larger Village and therefore the Local Plan is supportive of development in this area. Therefore, the development in acceptable in principle subject to an assessment of its design and impact on amenity.

Design and Visual Amenity

Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

The design guide states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The development relates to an extension of the detached garage that is located to the rear of the application property.

The extension has doubled the footprint of the garage. But even with this footprint increase the garage is still considered to remain subservient to the main dwelling. The extension has been constructed using concrete blocks and painted white. Although these materials do not match the main dwelling or the original garage the use of white paint is considered acceptable as white render is common in the area so the development does not appear to be obtrusive.

In terms of the developments impact on the wider area although the garage is visible from Ash Bank Road as the extension is to the rear of the garage the extension does not appear to be incongruous or out of keeping with the area.

Amenity

Policy DC1 states that development should protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

As the application relates to the garage on the western side of the application sites garden area the only neighbour with the potential to be affected by the development is the neighbour no 143A Ash Bank Road. This neighbour is set significantly further back from Ash Bank Road than the application property meaning that before the development was erected the main dwelling and the original garage were set forwards of the principal elevation of this property.

The extension has resulted in a breach in the 45degree rule that applies to extensions. However when compared to the previous situation the majority of the extension would not breach the 45 degree rule and a small section of the extension and the original garage is what is considered to have the most impact on this neighbour. Therefore the development has resulted in some loss of light to a window on this neighbour but as the development is to the east the loss of light would only be experienced in early morning. Given the relatively low overall height of the garage and the fact that the neighbouring property sits within a substantial curtilage, notwithstanding the difference in ground levels between the properties, it is not considered that a refusal on loss of light or overbearing impacts could be sustained. No windows are installed on the side elevation facing this neighbour and therefore the development has negligible impact in terms of loss of privacy. There is no right to a view over private land and loss of a view is not a material planning consideration. Considering the above the extension has not resulted in a form of development that is considered to be significantly detrimental to the residential amenity of this neighbour to warrant refusal of the application.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : That planning consent be granted

Case Officer: Rebecca Bowers
Recommendation Date: 15.11.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council