

DELEGATED DECISION REPORT

SMD/2022/0564
Valid 13/10/2022

65 ARMSHEAD ROAD
WERRINGTON

SINGLE STOREY SIDE
EXTENSION TO FORM
REPLACEMENT GARAGE,
TOILET AND ENTRANCE PORCH.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal
- Ecological Value of buildings

DESCRIPTION OF SITE

The site of the extension is in the side garden of the application property. It is in a row of other residential properties. On the opposite side of the road is open countryside. Two single garage sized structures will need to be removed to allow the construction of the extension.

For the purposes of planning policy consideration the application site is located within the Werrington Development Boundary and is within a Low-risk, coal development area. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need considering.

PROPOSAL

Single storey gabled roof side extension, containing a double garage and entrance.

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
NE1	Biodiversity and Geological
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development
2. Space About Dwellings

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
15. Conservation and enhancement of the natural environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/06413/OLDDC Extension to form bedroom and porch. Approved.

05/00430/FUL Rear conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice expires 22 Dec 2022

Neighbour consultation period ends: 22nd November 2022.

Public Comments

None received

Werrington Parish Council

None Received

Staffordshire County Council Highways:

Application is for a double garage to replace an existing single garage and outbuilding. External dimensions of the proposed garage are stated as 6.628m wide x 6.965m deep. Internal dimensions are not stated but do scale at greater than 6m wide x 6m deep which will provide a practical usable double garage.

The existing single garage appears too small to accommodate an average sized vehicle. There is existing parking within the curtilage which is not shown as being altered by this proposal.

This proposal will likely be an improvement on the existing situation in parking terms. Current records show that there were no Personal Injury Collisions on Armshead Road within 50m either side of the property access in the previous five years.

Staffordshire Wildlife Trust

The wildlife trust are responding to an ecological survey of the site.
No objections subject to conditions:

1. Work to be carried out in accordance with ecology report recommendations regarding nesting birds
2. Install a house sparrow nesting terrace and an inbuilt bat box to the new extension for biodiversity net gain.
3. Landscaping scheme to increase green areas- e.g. hedge planting, climbers for biodiversity net gain.

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

The design of the extension generally matches that of the application property. The row that the house sits in is one where the design of the houses varies.

The extension while wide is still subservient to the house and is set back from the principal elevation. It will not be prominent in the street scene. The rendered finish is in keeping with the existing dwelling.

Neighbour amenity

The proposed extension will cause no significant overlooking as it contains no habitable rooms.

The extensions will not cut a 45 degree line projected from the habitable windows of the adjacent house in the row. The houses to the rear are a significant distance away and the extension will not cause any significant loss of outlook to them.

Highways

The house will retain two off road parking spaces as well as the two garage spaces proposed to be created. If the development is constructed, the dwelling will retain an acceptable number of off road parking spaces.

Ecology

A bat survey has been submitted with the application which confirms that "The building lacks suitable opportunities and is therefore graded as providing negligible potential for roosting bats."

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.

CONCLUSION / PLANNING BALANCE

The proposed development appears to be neutral in the planning balance in relation to the Principle of development, Design and visual impact, Neighbour amenity, Highways, bio-diversity and Coal deposits.

The proposed development appears to be acceptable.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Alan Lynch
Recommendation Date: 9/2/23

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council
