DELEGATED DECISION REPORT

SMD/2023/0141 **Valid 21/03/2023**	**4 WILTON AVENUE** **CELLARHEAD**	**PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO FORM BEDROOM AND BATHROOM AND ALTERATIONS TO DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual Impact
- Neighbour amenity
- Parking
- Coal area

DESCRIPTION OF SITE

A two-storey, semi-detached, hipped roof dwelling occupying a cul-de-sac location, close to the junction with Heath Avenue. The property benefits from off-road parking at the front of the house, there is an attached, single garage and garden space to the rear. The dwelling has previously benefitted from a ground floor rear extension. There is a detached garage building within the rear garden area but this is not accessible by a vehicle. Land levels within the site are generally flat and boundaries are marked by timber fencing and hedgerows.

For the purposes of planning policy consideration the application site is located within the Werrington Development Boundary. The site is also marked as being located within a coal development, low-risk area.

PROPOSAL

A two-storey side extension which projects further back from the original rear wall at first floor level. The extension, together with internal alterations would provide the property with an open plan kitchen/dining area, wc and store (conversion of part of the attached garage and retention of the garage door) at ground floor level. On the first floor there would be a total of three bedrooms (one with en-suite) and a separate bathroom. Other alterations include the addition of a small first floor rear window within the original house wall (to serve the newly formed en-suite) and the addition of patio doors at ground floor (rear) level.

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. Design Principles for Development in the Staffordshire Moorlands.
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

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

Cheddleton Parish Council: No objections.

Severn Trent Water: No representations received.

Staffordshire County Council Highways: No objections and no recommended conditions.

OFFICER COMMENTS

Principle of Development
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 to the application, there are other material planning matters to consider which, in this instance, concern design, visual impact, neighbour amenity and parking arrangements.

Design and visual Impact

The plans have been amended since submission of the application. The original scheme proposed a gable end arrangement which was unacceptable in design terms, but following on from officer request, a revised scheme has been submitted which changes the gable to a hip at the side and rear. The extension meets design guide criteria in that it is set back from the principle elevation, has a lower ridge line and is subordinate in size in relation to the existing house. Whilst the dwelling has previously been extended, the cumulative size of the additions is not overwhelming to the original house. All external windows and doors, brickwork and tiles are to match the existing house, this is welcomed and will add to the ease in which the extension will fit with the character of the existing house.

There is inevitable visual impact beyond the application site, the additions being able to be viewed from the road and neighbouring properties. There are no street scene concerns, this is a simple addition, examples of which can frequently be seen within built-up residential areas. Surrounding dwellings do have design variations such as size and shape, much of the surrounding character is that of hipped roof properties. It is considered that the proposed scheme will fit well with its surroundings. A condition to secure matching brick and tiles is recommended.

Neighbour amenity

No neighbour amenity issues with dwellings to the east as they are separated from the site by the Wilton Avenue road. Open land is to the rear (west), this is the field belonging to Moorside High school. There will be no impact upon number 6 Wilton Avenue (attached dwelling to the south) as the proposed extension would be positioned to the northern side of the application site. The only property likely to be impacted upon is number 2 Wilton Avenue, a detached, two-storey, brick and render dwelling. The proposed extension will not impact upon any of number 2's principal windows. There are no windows within number 2's side facing wall and the rear extension would not project significantly beyond the rear wall, therefore having very little impact (if any) upon the first floor rear window of number 2. There will be no overbearing impact upon windows at the front of number 2. For these reasons it is concluded that the scheme is acceptable in terms of neighbour amenity.

Parking

The floorspace of the existing attached garage would be reduced, therefore rendering the space unusable for the parking of vehicles. A three-bedroom property requires provision of two off-road parking spaces but these can be achieved by using the space at the front of the house. The County Highways Officer has assessed the application and raises no objections to it, nor does she recommend any highways related conditions.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 12/05/2023.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council