

DELEGATED DECISION REPORT

SMD/2023/0079
Valid 13/02/2023

**34, BRENTWOOD DRIVE,
WERRINGTON,
STAFFORDSHIRE, ST9 0DW**

**PROPOSED EXTENSIONS
WITH ASSOCIATED INTERNAL
AND ELEVATIONAL
ALTERATIONS**

(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 34 Brentwood Drive, Werrington, a brick and tile, two-storey, 4 bedroom, detached dwelling sitting at the end of a cul-de-sac. Land levels within the site slopes, the rear garden is terraced with a lower level paved area and upper level laid to Astro turf. The boundaries are marked by timber fencing and the rear boundary is topped with the fencing of the neighbouring houses that are located in a higher position on the hillside.

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, front and rear. A two storey extension is proposed to the front and rear; a single storey side extension; a single storey extension on the front elevation and a boxed window design feature to add additional light into the master bedroom. Obscure glazing is proposed on first floor windows on the side elevation.

Internally the layout will be reconfigured to reposition the bathroom, enlarge bedrooms (totalling 4), and create a new en-suites at first floor and create a large open plan sociable dining/day room family living space at ground floor.

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

The initial plans proposed a larger front extension projecting out over the existing parking spaces and in addition a proposal to compensate the loss of spaces by providing new parking on the grassed area located off the cul de sac turning area,

opposite the dwelling. Concern to the principal of extending beyond the existing footprint of the host property and loss of green space were expressed and the amended plans showing building over the existing single storey front extension and a single storey porch were submitted for consideration.

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

SMD/2022/0366	Proposed rear extension	Approved - 28/09/2022
APP/B3438/D/22/3303971	Proposed front and rear extensions (SMD/2021/0832)	Dismissed - 9/12/2022
SMD/2021/0832	Proposed front and rear extensions	Refused - 01/07/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 17/03/2023
Neighbour consultation period ends: 08/03/2023
Press Advert: N/A

Public Comments

No comments received during the consultation period

Town / Parish Comments

Werrington Parish Council: No comments received during the consultation period

SCC Highways

Initial concerns resolved by submission of amended plans retaining car parking provision unchanged. No objection subject to the imposition of a condition stating "The parking of 2 vehicles as detailed on submitted Drawing No. PL (0) 20 Rev D shall be retained unobstructed as a parking area for the life of the development".

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.

The reason for refusal for planning application SMD/2021/0832 that proposed similar extent of development as currently proposed, stated that:

1. The introduction of a two storey front extension and large gable feature, projecting beyond a well-established building line together with a side ramp and hardstanding opposite the property would not respect the scale and character of the existing dwelling as it will introduce substantial bulk to the front of the property and would be out of keeping with the immediate street-scene. The extension would dominate the original dwelling rather than harmonising with it and appearing subordinate to it. In addition, the removal of soft landscaping to meet Staffordshire Moorlands Parking Standards set out under Policy T1 will diminish the quality and appearance of the street-scene. As such, the application is to be considered to be contrary to Policy DC1 in the Local Plan, the Staffordshire Moorlands Design Guide and design advice within the NPPF.

The applicant appealed SMD/2021/0832, the appeal was dismissed. The inspector agreed with the matters of concern relating to the massing of the proposed front extension and also the loss of green space where the alternative car parking provision was proposed. The inspector concluded in the Decision Letter (3303971, paragraph 11) that:

11. For these reasons, therefore, I conclude that the proposed front extension and hardstanding would significantly harm the character and appearance of the area. This would conflict with Policy DC1 of the Staffordshire Moorlands Local Plan (September 2020), which requires all development to be well-designed and to reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area, including by respecting the site and its surroundings through its scale, height, layout, siting, landscaping, character, and appearance.

The recent application submitted for the rear and side extensions (SMD/2022/0366), the principle of which were not disputed at appeal, and approved by the council. The rear and side extensions were considered to satisfy design, visual impact, neighbour amenity, and parking standards.

The applicant now seeks permission for front rear and side extensions. Having considered the rear and side extensions it is acknowledged that the design of the rear extension is not dissimilar to the extension approved under permission SMD/2022/0366. The introduction of an additional obscure glazed side window and Juliette balcony does not introduce elements of material change that are considered to adversely impact on neighbour amenity. Also, the single storey side extension although a larger footprint, it serves to “fill in” more of the gap to the side of the property, and the size increase is not considered to the detriment of the amenity of the occupants of number 36. The boxed window design feature to add additional light into the master bedroom is elongated, but the design alteration with the use of obscure glazing does not alter the acceptability of this addition in terms of design and neighbour amenity.

The issue that remains is the principle of the extents of the projection of the front extension.

The plans originally submitted showed a large extension positioned over existing parking spaces and the repositioning of parking to serve the property on the grassed amenity space within the cul de sac. The applicant was advised that the proposal could not be supported as they had not addressed the matters raised in the appeal decision letter, notably:

Paragraph 6” Where they have extended to the front, this appears to have been done through shallow first floor additions above existing ground floor projections. The result, which I observed on site, is that these other dwellings have maintained their forward building lines for the most part, and by extension maintained the consistent stagger to the building line, thus preserving the overall pattern of development.”

Paragraph 7. “Conversely, the proposed extension would fail to respect the existing pattern, as it would extend out to align with the front elevation of No 36, thereby eroding the consistent step in the building line between Nos 32, 34 and 36.” ... “The resulting size of the dwelling would upset the consistent scale of the surrounding built form and would fail to reflect the prevailing pattern and form of front extensions within the street. This would be further indicated by additional elements not seen to the same extent on neighbouring dwellings, including three rooflights across the pitched roof of the single storey part of the extension and a prominent set of steps with railings to access the front door, which would add to the conspicuous and dissonant appearance of the enlarged dwelling in the street scene.”

Paragraph 8 “The Council’s other concern relates to the loss of an area of soft landscaping to provide off-street parking that would be displaced by the proposed extension. The hardstanding would be located opposite the dwelling in the area where the garage was originally proposed. I note that this area forms part of the original landscaping of the development and is presently laid to grass. Whilst the hardstanding could be designed to integrate with the existing turning head, it would be emblematic of the oversized scale of the proposal in that it would displace parking to the opposite side of the cul-de-sac, adding to the incongruous effect of the development and detracting from the overall quality of the street scene by eroding an established area of soft landscaping.”

The inspector when determining the appeal deliberated over the acceptability of a two storey extension on the frontage in terms of massing and building line implications, together with the overall impact on the character of the area.

The design and massing of the amended plans show a first floor extension over the existing single storey part of the front elevation, the design has been adjusted to reduce the two storey projection in line with the existing building line. They also propose a single storey porch over the existing steps to the front door. The build retains the parking spaces as they currently exist.

The council considers that the application has addressed the issues raised in the appeal decision by maintaining the consistent stagger to the building line of this property in relation to its neighbouring properties as it sweeps the end of the cul de sac, thus preserving the overall pattern of development.

Amenity

The proposed extension when assessed in terms of the 45 degree code, complies.

When assessing any potential impact of the proposal on the neighbouring property, considering loss of light, the side extension breaches light into the neighbour's habitable room at no.36 on a horizontal 45 degree line. Nevertheless, the breach is partial and at single storey level only, at the lowest point and is not considered to be sufficiently adverse to warrant a refusal.

It is considered the windows of the rear extension, including the Juliette balcony window, will look onto the rear garden area towards the boundary retaining wall and given the topography and existing boundary treatment, there should be no impact on the amenity of the elevated properties to the rear.

The extensions to the front look towards the cul de sac turning area and the properties beyond are at a significant distance away not to warrant concerns over loss of amenity. There are already windows to the front looking out over the existing driveway areas, hence the status quo will remain unchanged and there will be no loss of amenity to neighbours.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Design and impact on character and appearance of the locality

There are no concerns about the shape and size of the side and rear extensions proposed in relation to either the existing dwelling or surrounding residential area/development. With the roof ridge of the rear extension being at a lower height to the existing roof, the proportions of the extension will ensure that it takes the form of a subordinate addition.

The addition of a rear extension will not result in any harm to the street scene in terms of the resultant shape of the building.

Compared to the previously refused submission, the proposed extension to the front is reduced in terms of projection and massing, and the amended design does not

extend beyond the staggered front building line. The inspector in paragraph 5 describes that character of the street in relation to the stagger:

“No 34, the appeal dwelling, and No 36 stand at the end of the cul-de-sac beyond the turning head with more pronounced steps forward in their front building lines. In views both ways along the cul-de-sac, the staggered building line and overall curved pattern of the built form is clearly visible and forms a characteristic feature of the street scene. No 34, like others in the street, has a shallow front extension at ground floor level.”

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The extension has been designed to reduce the two storey projection and make it a shallower width in an attempt to address reflect the observations of the inspector, and the amended design reflects the inspector’s note that where other properties had extended, they had done so over existing ground floor projections. The result, has been that these other dwellings on the street have maintained their forward building lines, and by extending have maintained the consistent stagger to the building line - preserving the overall pattern of development.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character, and appearance.

In addition, the Staffordshire Moorlands Design Guide states “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 front extensions proposed to this property does not impinge on the parking spaces and it is no longer proposed to provide parking on the green space. It is considered that the proposed development does not cause harm to the character and appearance of the area and accords with Policy DC1 of the Local Plan.

Highway Safety

No additional bedrooms are proposed; no concerns are raised, status quo remains the same – there is satisfactory off road parking provision serving the site. A condition imposed ensuring that the parking of 2 vehicles as detailed on submitted Drawing No. PL (0) 20 Rev D shall be retained unobstructed as a parking area for the life of the development.

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

With the retention of the parking provision and reduced projection on the front elevation, the proposed developments would not significantly harm the character and appearance of the area, according with Policy DC1 of the Staffordshire Moorlands Local Plan (September 2020).

For the reasons outlined above, it is recommended that the application is approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Pet Twigg

Recommendation Date: 30.05.2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council