DELEGATED DECISION REPORT

SMD/2023/0302 **Valid 26/06/2023**	**11 SOUTHLOWE ROAD** **CELLARHEAD**	**TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE
This application relates to a detached dwelling situated within the development boundary of Werrington in the village of Cellarhead. It lies a short distance to the north of the A52 and to the north-west of the secondary school. It comprises a 1930s detached dwellinghouse which is one of a row of dwellings to the north and south sides, which face Southlowe Road to the east and the site also faces the junction with Southlowe Avenue. Other similar dwellings lie to the other side of the road and also to the rear (to the west).

PROPOSAL
Planning permission is sought for a two storey side extension and single storey rear extension. The side extension will replace the existing integral garage to create a larger integral garage and utility room on the ground floor and, a master bedroom with ensuite on the first floor. This element of the proposal will feature a hipped roof and the front wall of the extension will be partially set in.

The rear extension will serve a large sitting room and kitchen and will extend 6m from the wall of the main dwelling. This element of the proposal will feature a flat roof with a lantern roof and have glazing to the side and rear of the elevation.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY
None

CONSULTATIONS

Publicity

Site Notice expiry date: 01/08/23
Neighbour consultation period ends: 01/08/23
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Cheddleton Parish Comments	No objection subject to adequate off-road parking

OFFICER COMMENTS

Principle of Development
The application site is located within the Werrington Development Boundary which is identified within Local Plan policy SS8 as a 'Larger Village.' Policy SS8 states 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. This includes design, impact on residential amenity and highway safety.

Design
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.

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.

The agent has submitted revised plans following concerns from the case officer regarding the design of the proposal. These concerns included the need for the two storey side extension to be set back from the principal elevation and set down from the host dwelling and to obscure glaze the window serving the siting room in the rear extension. The agent has since revised the plans as per the recommendations of the case officer.

Following amendments, the proposed scheme would be considered to meet Policy DC1 as the two storey extension appears subservient and sympathetic to the host

dwelling in design and appearance. As for the bulk of the extension, the new extension will add an additional metre width than that of the existing garage to be replaced; this is considered marginal given that the property sits on a spacious plot with sufficient distance between its neighbouring properties. Furthermore, both adjacent neighbouring property on either side of the applicant's property No. 13 and No.9 have extended via a first floor extension and as such, this proposal would not be out of keeping within the street-scene.

Referring to the single storey rear extension, this is to extend 6m from the original dwelling. This element of the proposal is considerably lengthy at first glance however, the bulk of the extension is balanced out by the proposed two storey extension and the spacious plot that it sits in.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity
Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon are neighbouring properties at No. 9 and No.13 Southlowe road; both these properties are detached are immediate neighbours on either side of the applicant's property.

When considering satisfactory of daylight and sunlight, the rear extension breaks a 45 degree line from a rear window at the house to the south (No.9) but this breach is serves a utility room. Also being located to the north the extension will not impact on sunlight. The side extension causes no concerns in terms of overshadowing as there are no principal side windows in the gable of the adjoining property at no. 13.The neighbour at No.13 will not be affected by the proposal in terms of overshadowing given the generous degree of separation between the dwellings.

In terms of privacy, a large side window is shown on the rear extension facing no. 13 and a small side window facing no.9. The submitted plans show these to be obscure glazed and this can be secured by condition. There will only be 4.5m between the rear wall of the extension and the rear boundary of No.9 but there is a very thick high hedge which will prevent overlooking.

Therefore there is no harm to residential amenity. Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety
Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking. The submitted plans show the proposal will increase the property's floor plan from 3 to 4 bedrooms. For a property of 4 bedrooms, 3 parking spaces are required. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li
Recommendation Date: 17/08/23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council