DELEGATED DECISION REPORT

SMD/2023/0459 **Valid 20/09/2023**	**31 HEATH AVENUE** **CELLARHEAD**	**REMOVAL OF EXISTING CONSERVATORY, CONVERSION OF EXISTING GARAGE INTO BEDROOM/OFFICE AND EN-SUITE, SIDE AND REAR EXTENSION AND INTERNAL ALTERATIONS. CHANGE OF FLAT ROOF ON GARAGE TO NEW PITCHED ROOF.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highways and Parking

DESCRIPTION OF SITE
The site is a two story hipped pitched roof detached dwelling finished in brown brick, dating from c.1930's. The property has a bay window on each storey, with hung tile finishing, and white uPVC windows and door, and a later addition in the form of a flat roofed side garage and conservatory, and porch at the front. The property is set back off the road with a driveway and front brick wall, and has a rear garden backing on to agricultural land.

PROPOSAL
The proposal is to demolish the conservatory, and convert the garage into a habitable space for use as a bedroom/office and ensuite, and change the current flat roof on the garage to a new hipped lean-to design with a pitch over the front door, as well as single storey side and rear extensions and internal alterations. The proposed extension is to be smooth white rendered, with clay roof tiles and uPVC windows and doors to match existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

S01 Spatial Objectives
SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport

SS8 Larger Villages Area Strategy

National Planning Policy Framework

Paragraph(s) 8, 11, 47, 104, 126, 130.
Section(s) 2 – Achieving sustainable development, 4 – Decision making, 9 – Promoting sustainable development, 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD – Part 5: Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None.

CONSULTATIONS

Publicity

Site Notice expiry date: 6th October 2023
Neighbour consultation period ends: 11th October 2023
Press Advert: N/A

Public Comments
None received.

Town / Parish Comments
Comments: Cheddleton Parish Council has no Objection.

Staffordshire County Council Highways
Commented: I have no objection to the proposal (application number SMD/2023/0459) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.
REASONS: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

OFFICER COMMENTS

Principle of Development
Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or

the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. As a Larger Village, Werrington is recognised as an area for sustainable growth and development, as defined with the development boundary. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The proposal is situated within the Werrington Development Boundary and therefore acceptable in principle.

Design

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 130 requires that planning decisions should ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout.

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The proposal is for a single storey extension with a pitched roof, to be constructed with roofing materials to match the existing building, as well as contrasting white rendering on the walls. The area comprises of early mid-20th century detached brick houses. Some of the houses in the area have been rendered to some extent. However, in this case, only the new addition will be rendered, which provides a welcome contrast to the traditional brick house, meaning the side extension can easily be read as a contemporary addition.

The addition of the hipped roof ties the extension together architecturally with the host building, and the pitched gable over the front door mirrors the pitch of the roof of the house and defines the entranceway.

Amenity
Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site bounds nos. 29 and 33 Heath Avenue, and it is apparent that the amenity of the neighbours would not be negatively impacted by this proposal. The proposal is single storey and only projects marginally beyond the front and rear elevations. There are no side facing windows, and no principal windows in the side elevation of the neighbouring dwelling which would be affected. As a result there would be no overlooking, shadowing, or overbearing effect, or loss of visual amenity.

Overall it is considered that the residential amenity of the surrounding neighbours would not be adversely affected.

Highway Safety
Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would remove a garage and add a bedroom to the property, increasing the number of bedrooms from 3 to 4, which could result in a loss of parking availability as well as requiring the dwelling to provide three parking spaces (2.4 x 4.8m), as required by the parking guidance in Appendix 2 of the Staffordshire Moorlands Local Plan. This would amount to a minimum parking space requirement of 34.56m^2 within the curtilage of the dwelling. The guidance also requires that spaces should be located as near as possible to the dwelling, and to avoid large and unattractive areas of open parking to screen car parking with landscape or structures as far as possible, and “an extension of a smaller dwelling to 4 or more bedrooms would be expected to meet this guidance”.

A site visit to the property revealed that at present the dwelling can only accommodate two cars – one on the drive and one in the garage – without having to

park on-street. With the loss of the garage for conversion to a fourth bedroom parking availability for a now four bed property is severely reduced. To maximise driveway parking, demolition of a garden wall and landscaping would have to take place. This would then free up more than enough space to satisfy the parking requirements, as front garden and driveway space amounts to around 57m^2.

A parking plan has been submitted which shows an overall parking area of 69.3m^2 which is more than sufficient. However, a condition is required for this to be implemented and retained.

CONCLUSION / PLANNING BALANCE

On balance, this proposal conforms with policy in terms of design, amenity and parking requirements. Therefore, it is recommended for Approval, subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Reuben Berriman
Recommendation Date: 10/11/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council