DELEGATED DECISION REPORT

SMD/2023/0451 **Valid 06/09/2023**	**1 MEIGH ROAD** **WERRINGTON**	**DEMOLITION OF EXISTING GARAGE TO MAKE FOR NEW GARAGE AND BEDROOM/EN SUITE OVER** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Size and siting
- Amenity

DESCRIPTION OF SITE
The site is a detached house from c.1970's. The site is formed of two distinctive elements – the original dwelling has a steep dual pitched roof, with hung tile cladding on the first floor and red brick facing on the ground floor; and a flat roofed side extension dating from c.1980 which protrudes around a c.40cm in front of the original dwelling, and is finished in the same style and materials, with a flat roofed garage attached to the side. The site shares a party wall with No.3 Meigh Road to the West, and Meigh Road playing fields and car park to the South. The proposal would be visible from the car park, playing fields and Meigh Road.

PROPOSAL
The proposal is for a dual pitched roofed extension over a new garage, sited where the existing garage is currently. The proposal would utilise the same materials as existing. The proposal is attached to the left hand end elevation, but would not extend back as far as the existing elevation. The proposal is set back from the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

S01 Spatial Objectives
SS1 Development Principles
SS2 Settlement Hierarchy
DC1 Design Considerations
T1 Development and Sustainable Transport
SS8 Larger Villages Area Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 126, 130.
Section(s) 4 – Decision making, 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

- 80/08799/OLDDC – Two storey extension to form two bedrooms and bathroom – Approved
- 81/10170/OLDDC – Extension to form additional garage – Approved
- 04/00348/FUL – Front porch with canopy – Approved
- SMD/2018/0765 – The proposal is for a brick wall with fence panel infills on the lefthand side garden as you look at the property – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11th October
Neighbour consultation period ends: 4th October
Press Advert: N/A

Public Comments
No comments received.

Town / Parish Comments
No Comments Received.

Staffordshire County Council Highways
Recommendation Summary: Acceptance
Site Visit Conducted on: 02-Oct-2023

Personal Injury Records;
Current records show there were no Personal Injury Collisions on Meigh Road within 50 metres of the property from 01/01/2019 to 31/12/2021.
Background;
The property is located on Meigh Road (Road No. D1309), an unclassified road with a speed limit of 30 mph. Meigh Road has footways and streetlighting and serves residential properties.
Proposal;
Demolition of existing Garage to make for new garage and bedroom/en-suite over.
Comments on Information submitted:
The 4-bedroom property currently benefits from off highway parking (driveway and garage).
The proposal is for the demolition of the existing garage and the construction of a two-storey extension to the side elevation of the property to form a new garage with en-suit and dressing room to bedroom 1 above.
The properties footprint will not increase and shall remain at 4 bedrooms.
Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property

of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) and the minimum internal dimensions for a single garage are 3m wide x 6m long. It is noted that the proposed garage at 2.8m wide by 4.8m long does not meet with the Parking Standards.
It was noted at the site visit that the parking area across the frontage of the property can accommodate parking for 3 vehicles. However, the current vehicular access crossing (dropped kerbs) is not of sufficient size and will require widening to access the parking spaces.

The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2023/0451).

Note to Planning Officer-
The current vehicular access crossing will require widening to facilitate access to the current parking area.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE
Please note that the widening of the vehicle access crossing will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:
https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx

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.

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. The property has previously been subject to a somewhat unfortunate, large flat roofed 2 storey side extension. The design as originally submitted would have extended this addition, which would have made it more prominent and incongruous than it is already. After negotiations with the applicant, a sympathetic design has been achieved, which mirrors the architectural details of the original house. Whilst still less than ideal in design terms, the extension will introduce an element of balance into the elevation and will to some degree disguise the existing flat roofed element by introducing a gable similar to the existing one on the other side.

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 extension is set back, and the roof height is lower than that of the original house. It is felt the pitched roof element harmonises with the pitched roof of the original dwelling and on balance the design is found to be acceptable improving on the current appearance of the property.

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.

This application site is bound by the Meigh Road Recreation Ground, and No.3 Meigh Road, and is opposite Nos. 18 and 20. Due to the positioning of the proposed extension, any shadowing effects would occur on the applicants own property, and the adjacent car park, which would not adversely affect the neighbours. There would

be no overlooking or overbearing effects on neighbours as the proposal adds only one additional window which faces neighbours, and it is at the same height as three existing windows on the property.

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 not increase the number of bedrooms to the property, according to the plans, and the extension does not remove parking availability. Therefore, no additional parking spaces will be required for this proposal, and it is in compliance with Policy T1. Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

The comments from the Highways Authority regarding the dropped curb have been noted, however as Meigh Road is Unclassified this would not require planning permission and therefore no parking plan has been requested as there is sufficient off-street parking availability on the site.

CONCLUSION / PLANNING BALANCE
In conclusion, and after design negotiations, the proposal is deemed to be suitable and conforms with policy. The addition of a pitched roof aims to mirror and compliment the architectural cues of the original house, and has been set back from the principal elevation to remain subordinate. For these reasons, the application is recommended for Approval.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Reuben Berriman
Recommendation Date: 27/11/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council