**DELEGATED DECISION REPORT**

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| **SMD/2023/0634** | **11 WETLEY AVENUE** | **PROPOSED GARAGE** |
| **Valid 12/12/2023** | **CELLARHEAD** | |
| | | **(FULL - HOUSEHOLDER)** |

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

**DESCRIPTION OF SITE**
The application site relates to a two storey semi-detached dwelling occupying a cul-de-sac location within the development boundary of Werrington and Cellarhead Village Development boundary. The property features a hipped tiled roof with red brick. It front onto a driveway that can accommodate two cars off-road. Access to the rear garden is taken to the side of the property, restricted by large gates. Boundaries are marked by timber fencing, hedgerows and brick walls; land within the application site is relatively level.

The wider surrounding is made of similar characteristic dwelling that have extended or altered over period of time.

**PROPOSAL**
Planning permission is sought for a single storey side extension, creating an integral garage used for storage, It will extend out 0.9m from the principle elevation and will encompass the full length of the original dwelling. The overall length is 7.6m and has a width of 2.5m. The height of the eaves will be 2.3m and the ridge will be 3.5m. The extension will feature a hipped roof with facing brickwork to match existing red brick of the main dwelling and will extend above the front door.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

Staffs Moorlands Local Plan (adopted September 2020)
SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
Appendix 2 Parking Guidance

**Supplementary Planning Document**

1. Staffordshire Moorlands Design Guide

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
None

**CONSULTATIONS**

**Publicity**
Site Notice expiry date: 15/01/24
Neighbour consultation period ends: 12/01/24
Press Advert: N/A

**Public Comments**
None

**OFFICER COMMENTS**

**Principle of Development**
Local Plan policy SS8 identifies Werrington and Cellar head 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 and drainage.

The proposal is in accordance with Policy SS8 of the Local Plan.

**Design and visual impact**
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 Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance the original building and be subordinate to it in terms of its size and massing.

The single storey extension is considered a modest addition that ties well with the dwelling by the extended porch element of the proposal. The extended porch with an additional depth of 0.2m is considered marginal and will sit in line with the established building line so not to appear domineering within the street-scene.

In terms of the singe storey itself, it will appear sympathetic and proportionate to the dwelling it will serve. The pitched roof is somewhat high for the width of the extension however, it would match the pitch angle of the main dwelling and would sit below the cill of the first floor window to remain subordinate.

When considering the wider visual impact, the application property forms part of a well-established residential area. There are design and size variations between the dwellings within the cul-de-sac; some are detached, others are semi-detached. A

number of dwellings have been extended and altered over the years and therefore there is no uniform appearance to the properties. The proposal will not introduce any incongruous features either in terms of its shape or proposed materials but rather uses matching materials which relates well to the design of the existing dwelling and immediate street-scene. Therefore, the scheme is considered to be visually acceptable

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

**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 properties that this proposal would impact upon is 13 Wetley Avenue which sits to the south/ side of the application site.

The neighbouring property shares a boundary fence that is maintained by the applicant. It is not envisaged that the proposal will cause any detrimental impact to the outlook or privacy issues as there are no side windows and therefore, no outlook into the neighbour's property. In addition, the neighbour's side elevation has no habitable ground floor windows via an obscure glazed back door and small obscure window serving a bathroom/ utility.

The extension will remove part of the boundary fence however, will run neatly in line with where the fence once stood. Given the height and scale of the extension and no side windows, the neighbour's amenity will be maintained and accords with Policy DC1.

**Highway Safety**
Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

There is existing off-road parking at the front of the dwelling which appears large enough to accommodate 2 vehicles. The width of the garage door is 2m and would not be practical for vehicle storage nonetheless, it is not the applicant's intended purpose nor will it affect the two existing parking provisions on the driveway. Thus, in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

**Drainage**
There are existing drainage connections to the dwelling. In the interests of clarity it is recommended (in the event of planning permission being approved), that the standard Severn Trent Water drainage informative notes are added to the decision notice to remind/inform the developer of his/her responsibilities in relation to drainage connections and any Severn Trent apparatus or existing drains which could potentially run through the site.

**Coal**
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

**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 :** Approval subject to conditions and informatives

**Case Officer: Lisa Li**
**Recommendation Date: 30/01/24**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**