

DELEGATED DECISION REPORT

SMD/2024/0138
Valid 27/03/2024

126 WASHERWALL LANE
WERRINGTON

**REMOVAL OF EXISTING FLAT
ROOF CANOPY. ERECTION OF
NEW FRONT PORCH WITH
PITCHED ROOF AND
REPLACEMENT PITCHED ROOF
CANOPY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal

DESCRIPTION OF SITE

The application site is number 126 Washerwall Lane Werrington, a two-storey, semi-detached, stone, tile and render dwelling, occupying a visually prominent roadside location. The dwelling sits at right angles to the road and benefits from off-road parking and external amenity space.

For the purposes of planning policy consideration the application site is located within the Werrington Development Boundary and a low-risk, coal development area. The site is not within any Conservation Area, and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A gable-ended, pitched-roof side extension to form a porch, removal of a flat roof canopy and its replacement with a lean-to, tiled roof canopy. The walls of the new porch would be finished in render with a tiled roof. Stone would be used for the window head and cill. the new door would be located on the south-eastern facing elevation.

Whilst the General Permitted Development Order, Schedule 2, Part 1, Class D allows for porch developments on the outside of any external door of a dwellinghouse, this proposal is not permitted development due to its close proximity with the property boundary (adjacent to a highway), its footprint size and height.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/00971/FUL Single storey rear extension and two storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.05.2024

Neighbour consultation period ends: 03.05.2024

Public Comments: No representations received during the statutory consultation period.

Werrington Parish Council: No representations received during the statutory consultation period.

Highways (Staffordshire County Council):

Recommendation Summary: Acceptance

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Washerwall Lane within 50 metres either side of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Washerwall Lane (Road No. D1108), an unclassified road which is subject to a speed limit of 30 mph. The section of Washerwall Lane fronting the property has no footways but does benefit from streetlights.

Description of Proposal

Removal of existing flat roof canopy. Erection of new front porch with pitched roof and replacement pitched roof canopy.

Comment

The proposal is to remove the existing flat roof canopy and replace with a pitched roof canopy, the construction of a front porch is also proposed. The proposal does not adversely affect the current parking arrangements. Therefore, it is considered that the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2024/0138).

Severn Trent Water:

Thank you for your consultation. Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

- 100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
- 300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
- Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website:

<https://www.stwater.co.uk/my-supply/wastewater/sewer-pipe-responsibility/> If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter (building.over@severntrent.co.uk - Tel: 0345 266 7930).

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Werrington and Cellarhead area as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported; these are discussed below.

Design and visual impact

There are no concerns regarding design and visual impact. the pitched roof porch is of a simple design and is proportionately sized in relation to the existing house. The replacement of the flat roof canopy is welcomed as a lean-to style roof will better compliment the existing house. Use of render is acceptable as there is an existing large render panel on the lower half of the wall so the use of this material will not add anything significantly new in terms of building/facing materials. The plans only indicate the use of a monocouche render, therefore in the event of planning permission being granted, it is recommended that a condition is added to secure colour details.

Neighbour amenity

No issues with neighbour amenity impact. Neither the porch nor the replacement canopy will be close enough to any neighbouring property to cause any adverse amenity impact.

Highways

No highways issues in terms of impact upon any parking spaces and turning areas. The proposed extension will not occupy any designated parking/turning areas. Further confirmation received from the Highways officer advising that given the location, traffic numbers and low speeds, there were no visibility objections to the scheme.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

This is a very simple householder application for a domestic extension. For the reasons set out within the report it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 03.06.2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council