

DELEGATED DECISION REPORT

SMD/2024/0244
Valid 23/05/2024

1 FIELDWAY
WERRINGTON

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site comprises of a two storey detached red brick dwellinghouse with a dual pitched roof, and its associated curtilage. The dwelling was built under permission SMD/2011/0458 (old reference: 11/00267/FUL). The site is in a suburban location on the edge of the Werrington Development Boundary.

PROPOSAL

The application seeks permission for a single storey rear flat roof extension, to be finished in materials to match the existing. the proposed extension will project from the rear elevation by approximately 2.17 metres, and will be 4 metres wide and 2.7 metres high from ground level. The rear elevation of the extension will have bio-fold glass doors to match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2003/0138. (OLD REFERENCE: 03/00238/FUL). DESCRIPTION: Domestic extension, garage and vehicular access. DECISION: APPROVED

- SMD/2010/0276. (OLD REFERENCE: 10/00485/FUL). DESCRIPTION: Detached Dwelling. DECISION: WITHDRAWN
- SMD/2011/0458. (OLD REFERENCE: 11/00267/FUL). DESCRIPTION: Detached two storey dwelling. DECISION: APPROVED
- SMD/2013/0848. (OLD REFERENCE: 13/01069/REM_1). DESCRIPTION: Variation of condition 3 on application 11/00267/FUL. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 10/07/2024
Neighbour consultation period ends: 20/06/2024
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No consultation response received.

Staffordshire County Council Highways

No consultation response received.

OFFICER COMMENTS

Principle of Development

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. The site is in the Werrington Development Boundary and therefore acceptable in Principle.

Design

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.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

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 proposed development is subordinate to the host dwelling as it is single storey and projects from the rear elevation. The proposed development is in keeping in design terms as the materials are to match the existing, and the proposed bi-fold doors match the existing, and mirror those on the existing outrigger. Flat roofs are not typically supported in the Staffordshire Moorlands as they are contrary to the design guide, however in this case a flat roof would not be considered harmful in design terms as the development would not be visible from the public realm, nor would it be a prominent or dominating feature of the property, due to its size and siting at the rear of the property, and therefore is acceptable in design terms. The proposed development is stepped in from the existing side elevation, which means there will not be an obvious bonding of old and new materials. On balance, the proposal is acceptable in design terms.

Amenity

Paragraph 135 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 is bounded by 202 Ash Bank Road to the north, and Neerhespen to the east. The proposal would have no amenity impact on either property – No. 202 due to the siting of the proposal, and Neerhespen as a site visit revealed that the site of the proposed development is at a much lower ground level than the neighbours, and an existing wooden board fence would screen the development almost in its entirety. As the extant Juliet balcony is to remain, the proposed extension won't be used as a balcony, although a condition to ensure that this remains the case would be prudent. As such, the proposal is acceptable in amenity terms.

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 development would have no impact on Highway Safety as the proposal does not add an additional bedroom to the property, nor does it remove parking availability. Therefore the proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is acceptable as no harm is caused by the design in terms of amenity or highway safety, and the principle of development is acceptable as the site sits within the Werrington Development Boundary. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 18/07/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council