

DELEGATED DECISION REPORT

SMD/2024/0322
Valid 12/07/2024

107 ASH BANK ROAD
WERRINGTON

**DEMOLITION OF EXISTING
SIDE / REAR SINGLE STOREY
GARAGE AND EXTENSIONS
AND REPLACE WITH NEW
SINGLE STOREY EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt
- Impact on the Character of the area
- Impact on the amenity of neighbours

DESCRIPTION OF SITE

The dwelling is a modest detached, prewar dwelling with dark red/brown brick and a hipped roof. The dwelling is within a row of other similar dwelling types and ages (curved bays, tile hung cladding, hipped roofs) however, this particular section of the row the dwellings are a mix of detached, semi detached and bungalows.

The applicant's dwelling is a detached dwelling between a bungalow to the west and a pair of semis to the east.

To the side of the applicant's dwelling there is an adjoining, flat roof garage constructed in a matching brick that occupies the space between the two storey elevation of the application dwelling and the boundary, the neighbour has their own flat roof garage that has a side wall built on the boundary. At the rear the applicant's side garage adjoins an arrangement of tiled roof outriggers that extend from the rear along the boundary.

This part of Ashbank Road, to the west of the Werrington settlement boundary and the east of the Potteries conurbation, is within the Green Belt. The character of the area however, viewed from the roadside, is of established suburban residential.

PROPOSAL

The proposal is to replace the existing garage and outriggers with one complete flat roof addition that would extend as one from the side and to the rear. Providing a reduced garage space and one coherent run of additional living accommodation.

The development would have one flat roof and be built from matching brick, the rear elevation would have section of grey render. The development would provide a kitchen/diner area and an ensuite bathroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16th Aug 2024
Neighbour consultation period ends: 16th Aug 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Werrington PC: Awaited

Staffordshire County Council Highways

Acceptance. The proposed garage at 2.8m by 4.8m does not meet with Staffordshire Moorlands Parking Standards minimum internal dimension for a single garage of 3m by 6m. The Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. The number of bedrooms will increase by 1, and the garage is not large enough to house a modern vehicle. However, during the site visit, it was observed that the driveway has enough space for parking and turning 4 vehicles, as detailed in the submitted plan, Drawing No. 001 Rev P0 and therefore meets with the Parking Standards.

OFFICER COMMENTS

Impact on the Green Belt

The dwelling is within the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear in the closed lists in the NPPF.

One such exception is the alteration or extension of a building providing it does not result in a disproportionate size increase over and above that of the original building.

The development in this case would essentially deliver the reconfiguration and improvement of internal space and would replace existing footprint and volume. It

would not disproportionately increase the size of the dwelling and the development is provided for by the exception. The development would not therefore be inappropriate or harmful to the Green Belt.

Principle of Development

The dwelling is within an other rural area where SS10 does make provision for householder development to meet local needs providing it is of appropriate scale and design.

Design and Impact on the Character and Appearance of the Area

From the front, the dwelling would essentially appear the same. A flat roof parapet to the side of the dwelling with a marginally greater height (0.4m) would be built from matching brick. At the rear an arrangement of differing roof styles and heights would be consolidated within one consistent flat roof structure which from adjacent properties would appear as high brick boundary walls.

There would be no harm to the character and appearance of the area and no conflict with policy DC1 of the SMDC Local Plan.

Impact on Amenity

The proposed development would be built up to the boundary at the side of the property. The applicant's dwelling is stepped behind that of the adjacent neighbour. This means that almost all of the single storey side wall of the existing garage and outrigger runs along the shared garden boundary and flanks the rear outlook of the adjacent dwelling. The replacement development would have a flat roof of 3.8 metres in height, just 0.4m greater than the existing height of the flat roof garage. Where the development would replace the outriggers with the tiled roofs, the brick eaves level height would be increased by some 0.8m, but overall the height of buildings would be reduced with the replacement of full pitch roof height (4.3m), with a flat roof parapet (3.8m). While the rear garden of the adjacent neighbour is flanked by building form, they do have open outlook beyond the end of their garden toward open Green Belt and woodland edge and in those respects this provides quality and privileged levels of amenity that would be unaffected. Also, Ashbank Road slopes up in gradient from west to east, meaning that the adjacent neighbours plot level is stepped up above that of the applicant's, and this would have the effect of limiting the impact of any changes to the height and form of development on the boundary for that adjacent neighbour. The development would be on the west of the garden where it would affect evening sunlight shining from across the side of the garden, with the reduction in height, changes to evening shadowing should not be notably adverse.

The neighbour to the east at 105 has a bungalow property, they have their own significant extension from the rear elevation with a side wall close to the boundary. The neighbour's existing side wall is blank facing and their rear outlook from the rear of the extension is largely in line with the end of the applicant's outriggers and as such the development would not affect that neighbour's outlook to the rear. Proposed windows in the side wall of the development would face toward the blank side wall of the neighbour. These window would be in similar position to pre existing windows, they would be 8m from the side boundary and 12mm from the side wall of the neighbour's dwelling.

Overall the impacts on the amenity of the adjacent neighbour to the west at 105 Ashbank or to the east at 109 Ashbank, would not be unreasonable and there would be no conflict with Local Plan policy DC1.

Highway Safety

The development would add an additional bedroom. The garage would not have the internal dimension to provide a standard compliant parking space. However, there are clearly three car spaces already available in the driveway to the front. No harm to highway safety in these regards.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not have adverse impact on the character and appearance of the area or the amenity of neighbours. Compliant with policies SS10 and DC1 of the SMDC Local Plan 2020.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 02/09/2024

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council