

DELEGATED DECISION REPORT

SMD/2024/0278
Valid 11/06/2024

14 MOORLAND CLOSE
WERRINGTON

TWO STOREY EXTENSION
WITH FRONT PORCH CANOPY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cellarhead Ward. The site is within the Werrington Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Moorland Close and backs onto a dwelling on Drawell Lane. No. 12 Moorland Close lies to the East of the proposed site and No. 15 Moorland Close is situated to the West. The rear curtilage of the site adjoins curtilage space belonging to Glenholme, Drawell Lane to the North. The Moorland Close highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the street have been extended; however the established character of the street has been retained.

PROPOSAL

The proposed development comprises a two storey side / front extension with a front porch canopy. The proposed extension would allow for a garage on the ground floor and a larger third bedroom and study on the first storey. The proposed side extension would have a length of approximately 5.98 metres along the West facing side elevation. The extension would be a 'L' shape, having a width of 2.75 metres beyond the West facing side elevation and a width of 5.30 metres where it wraps around the principal elevation. The ridge height of the extension would be approximately 7.04 metres and the maximum eaves height would be 5.21 metres. The proposed extension would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, tiles and white uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles

1a Presumption in Favour of Sustainable Development

SS2 Settlement Hierarchy

SS8 Larger Villages Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14

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

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 06/08/2024

Neighbour consultation period ends: 12/07/2024

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Werrington Parish Council.

Staffordshire County Council Highways

The proposal is for the construction of a 2-storey extension on the side elevation of the property to include a garage on the ground floor and a bedroom above. Additionally, an extension to the first floor at the front of the property will enlarge the current 3rd bedroom. The 3rd bedroom will be converted into an open study/landing area and provide access to the new bedroom. The property will maintain its current footprint of 3 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plans do not show parking arrangements; however, the property includes off-street parking, a driveway, and a garage, which combined can accommodate 3 vehicles and meet the Parking Standards.

The proposal is considered not to have a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2024/0278).

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision makers 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. A concentrated focus on future growth is to be directed to larger settlements, including Werrington. 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).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within Werrington, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed

works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. 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 of the original building and be subordinate to it in terms of its size and massing.

The proposed side / front extension would add a two storey element to the West facing side elevation and the principal elevation of the dwelling. The host dwelling is situated in a prominent location as you enter Moorland Close at the head of the cul-de-sac. The introduction of a hipped roof to the dwelling would be somewhat incongruous with the surrounding streetscape, which is strongly characterised by gables. This being said, a gable style of extension with the forward projection could result in a bulkier roof form and overly dominant addition to the dwelling. As the host dwelling is detached, making it of different form to the predominant semi-detached dwellings on the street and a hipped extension is considered a neater style of extension in this instance, the hipped roof of the extension is considered acceptable on balance.

A gable feature would be incorporated into the principal roof plane of the dwelling. Gable features are common on dwellings amongst the surrounding streetscape, thus it is considered to appropriately fit with the character of the street scene. The eaves and maximum heights of the proposed extension would be marginally set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD.

Notably, the existing dwelling incorporates a single storey flat roof garage, which the proposed extension would replace. Even though this is a common feature amongst the surrounding streetscape, the Council are generally not supportive of flat roof structures on dwellings, particularly where they are visible amongst the wider public domain. Thus, the replacement of the single storey flat roof structure with a hipped roof extension would be considered a design improvement.

The proposed canopy to the front of the dwelling over the front door would have a pitched roof, which would complement the character of the dwelling. Furthermore, it is not considered to be a dominant addition in the street scene, due to its subservient nature.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in

the construction of the dwellinghouses. Brick, tiles, and white UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bound by No. 12 Moorland Close to the East and No. 15 Moorland Close to the West. The rear curtilage of the dwelling runs adjacent to the rear curtilage of Glenholme, Drawell Lane to the North. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The two storey extension would be located on the Western side elevation. As the neighbouring dwellinghouse at No. 12 Moorland Close is positioned to the East of the site, the two storey extension on the Western side elevation will be mostly tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is considered that the distance between the extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows, as the 45 degree rule would be complied with.

The proposed extension would be within close proximity of the neighbouring dwellinghouse at No. 15 Moorland Close. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 15 could be caused by the addition of the proposed extension in the morning hours of the day. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 15 and the central point of their closest fenestration (first storey side windows), to ensure that light amenity will not be impacted. Although the two storey extension would breach the 45 degree rule to the closest side windows on No. 15, these windows are notably obscure glazed. Thus, these windows are not considered by the Council as primary, habitable windows which need to be protected. Moreover the design of the roof form, being hipped would ensure that the impact on the neighbours first floor windows would be minimised.

The approximately 30 metre distance between the proposed extension and the rear elevation of the dwelling at Glenholme, Drawell Lane would prevent any loss of light from happening for this neighbouring dwelling.

There would be no windows on any of the side elevations of the proposed two storey

extension facing No. 12 or No. 15 Moorland Close. However, the addition of a first storey window on the rear elevation of the extension would be located in closer proximity to the neighbours at No. 15 Moorland Close. Despite the addition of this window, it is not considered that it would not lead to undue overlooking or loss of privacy for No. 15. Indeed this relationship and 'two way' overlooking is common in housing estates – see for example the rear elevation of Nos 13 and 15. Although there would be a ground floor door and first storey window on the rear elevation of the extension which would face the neighbours at Glenholme, Drawell Lane, the approximately 30 metre distance between the rear elevation and the neighbouring dwelling would exceed the 22 metre guidance set out in the Staffordshire Moorlands Space About Dwellings SPD.

The proposed canopy on the front of the dwelling would not impact the amenity of any surrounding neighbours. Its small size and massing would mean that no shadowing could be cast over the neighbours.

Highway Safety

Paragraph 108 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and should 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 of the dwelling, instead it would increase the size of the existing third bedroom. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would predominantly be to the side of the dwelling and would replace the footprint of the existing single storey flat roof structure, the spaces for off-street parking on the driveway to the front of the dwelling would not be compromised, in compliance with Policy T1.

Staffordshire County Council Highways department have no objections, as the proposal would not detrimentally impact the available off-highway parking at the site.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Although the addition of a hipped roof at first storey level would be somewhat incongruous with the surrounding streetscape predominantly comprising of gables, the hipped roof is considered acceptable on balance. As a hipped roof

extension would have a neater appearance than a bulkier gable forward projection and the host dwelling is detached and of different form to the semi-detached dwellings on the street, it is considered acceptable in this instance. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 04/09/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council