

DELEGATED DECISION REPORT

SMD/2024/0328
Valid 15/07/2024

58 HEATH AVENUE
CELLARHEAD

**DEMOLITION OF EXISTING
GARAGE AND PROPOSED
SINGLE STOREY EXTENSION
AND PORCH**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highways

DESCRIPTION OF SITE

The site comprises a detached two storey red brick dwellinghouse with a hipped plain tile roof, and its associated curtilage. Behind and to the side of the house is a detached flat roofed garage. The site is in a suburban setting within the Development Boundary.

PROPOSAL

The application seeks permission to demolish the detached garage and build an attached single storey side extension with a lean-to hipped roof, and an oak framed front porch. The side extension will have rooflights, and an eaves height of approximately 2.5 metres, and a total height of 3.75 metres. The proposal will extend approx. 2.75 metres from the side elevation of the house and be 10.2 metres long.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
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

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection providing neighbour amenity is maintained.

Staffordshire County Council Highways

Acceptance.

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 within the Werrington & Cellarhead 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 to 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 expect extensions to be subordinate to the dominance of the original building.

The proposed development will be red brick with plain roof tiles to match the existing, with a hipped roof design which also matches the host dwelling. The proposed side extension does extend slightly in front of the building line of the host dwelling, however there are a number of other recent developments in the immediate area which employ the same design style. The proposed porch uses high quality materials and would mitigate the negative design impact of the side extension by maintaining the dominance of the original building by drawing the eye to the front door and making the original building the focal point of the development. Taking into account neighbouring developments, the proposal is considered in-keeping and therefore 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 56 Heath Avenue to the west and 60 Heath Avenue to the East. There are no side facing window to 60, and therefore no impact on this neighbour. Due to the size and siting of the proposed development, there would be no amenity impacts for neighbours as a result of the development.

Highway Safety

Paragraph 1114 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 removes parking availability from the site, however the site can still demonstrate the two parking spaces (2.4 x 4.8m each space) required by the SMDC Parking Guidance. The proposal is therefore acceptable on highway safety grounds.

CONCLUSION / PLANNING BALANCE

Taking into account all of the above, the development is considered acceptable in terms of design, amenity, and highway safety and is acceptable under planning policy, and is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 19/09/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council