

DELEGATED DECISION REPORT

SMD/2024/0348
Valid 29/07/2024

34 BRENTWOOD DRIVE
WERRINGTON

**PROPOSED EXTENSIONS WITH
ASSOCIATED INTERNAL AND
ELEVATIONAL ALTERATIONS,
AND REPLACEMENT OF
EXISTING ROOF TILES**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application property is number 34 Brentwood Drive Werrington, a two-storey, detached dwelling occupying an end of cul-de-sac location within Werrington. Land levels rise from the roadside edge towards the front of the house. Parking space is available at the front of the property. There is outdoor amenity space at the back of the house.

Residential dwellings surround the site. Boundaries are marked by walls and fencing. 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 property is not within any Conservation Area and there are no listed buildings/structures within the vicinity which need to be considered. Records show a protected tree situated to the south-eastern part of the site, beyond which runs Public Right of Way Werrington 20.

PROPOSAL

The application is for ground and first floor extensions at the front of the house, two-storey rear and single-storey side extensions.

Construction of the extensions together with internal alterations would result in the dwelling benefitting from the following accommodation;

- Open-plan kitchen, dining, seating area
- Utility
- WC
- Snug
- Gym

- Entrance porch and hallway
- Four bedrooms (three with ensuite)
- Bathroom

All first floor side elevation windows are proposed to be obscure glazed. The application form states that all new bricks will match those of the existing house and windows are to be black upvc to match the existing. The application form states tiles as being Marley Edgemere Interlocking Slate Tiles in Smooth Grey (to replace the existing tiles on the existing roof, and used on the roof of the proposed extensions).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development
DC1	Design Considerations
NE2	Trees, Woodlands and Hedgerows
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 |
| 15 | Conserving and enhancing the natural environment |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|----------------|---|
| 82/11445/OLDDC | Proposed residential development. Approved. |
| 84/13663/OLDDC | Proposed residential development. Approved. |

SMD/2021/0832	Proposed front and rear extensions and proposed double detached garage. Refused.
SMD/2022/0366	Proposed rear extension. Approved.
SMD/2023/0079	Proposed extensions with associated internal and elevational alterations. Approved.
SMD/2023/0305	Proposed extensions with associated internal and elevational alterations. Approved.
SMD/2024/0150	Proposed Extensions with associated internal and elevational alterations and replacement of existing roof tiles. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired

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

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

Staffordshire County Council Highways
Recommendation Summary: Conditional
Site Visit Conducted on: 13-Aug-2024

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Brentwood Drive within a 50 metres radius of the property from 30/12/2019 to 29/12/2022.

Background

Brentwood Drive is an unclassified residential road with a 30mph speed limit and street lighting. No.34 Brentwood Drive is situated on the turning head at the end of a cul-de-sac.

Description of Proposal

Proposed extensions with associated internal and elevational alterations, and replacement of existing roof tiles.

Comment on Information Submitted

The proposal is for the construction of 5 extensions, 1 double extension to the rear, 1 single extension to the side elevation, 1 double extension to the front and 2 single storey extensions to the front elevation of the property. It is proposed the extension to the rear of the property will create a kitchen and dining area with 2 bedrooms above, the single storey extension to the side elevation will also increase the size of the kitchen and utility. The double extension to the front of the property will provide a hall and enlarged snug and larger master bedroom above. The 2 single storey extensions will create a larger gym and new porch. The property's footprint will remain 4 bedrooms. Drawing No. PL (0) 31 Rev B shows parking spaces measuring 4.8m long by 2.4m wide which is the acceptable dimension for a parking space as stated within the Staffordshire Moorlands Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0348) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing No. PL (0) 31 Rev B. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

Reasons

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Severn Trent Water: No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

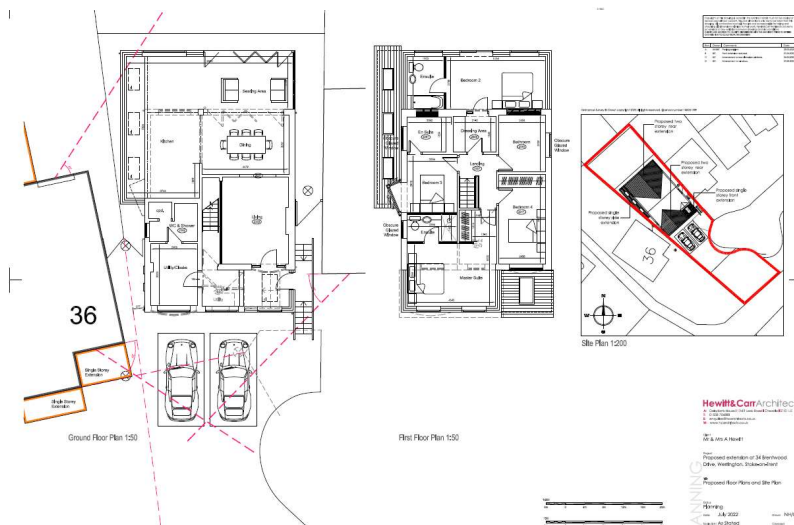
Local Plan policy SS8 identifies the Werrington and Cellarhead area as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported; these are discussed below. The application site has a history of planning approvals and refusals, there are existing extant consents. Each approved application has sought alterations to the scheme, the extant schemes are shown in chronological order.

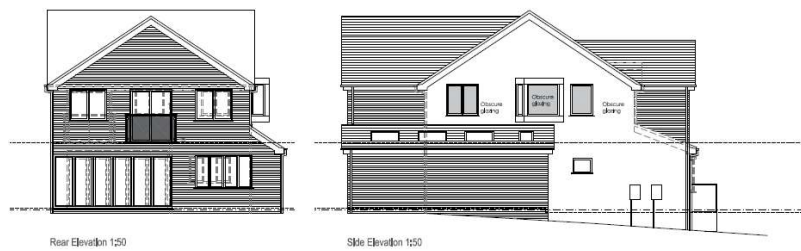
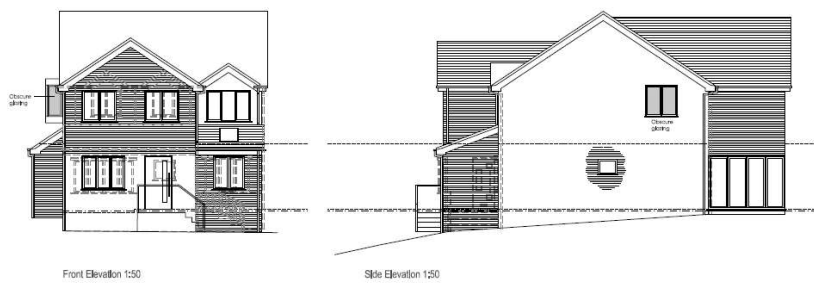
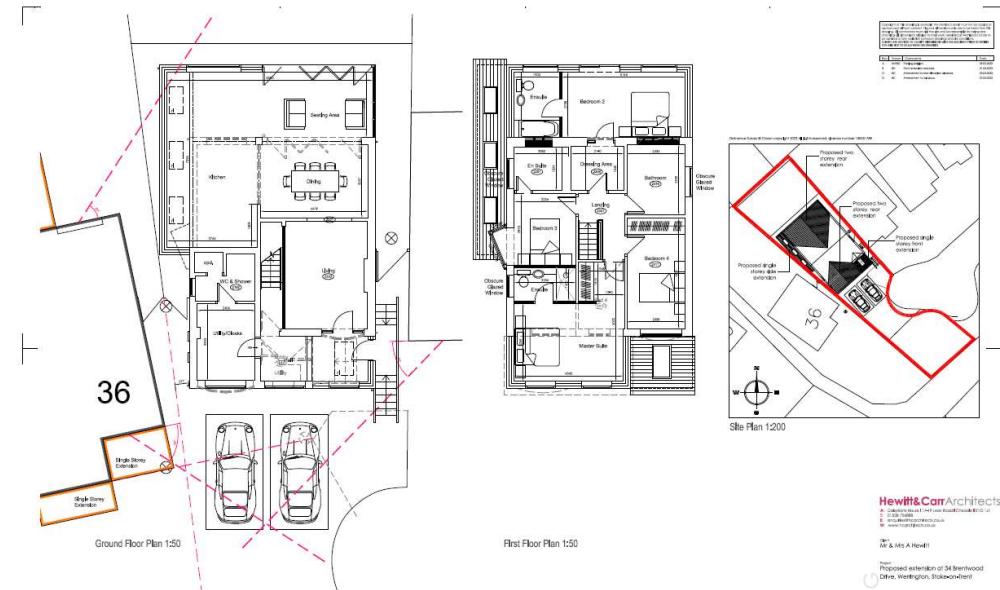
SMD/2022/0366. Approval on 28th September 2022 for a rear extension.



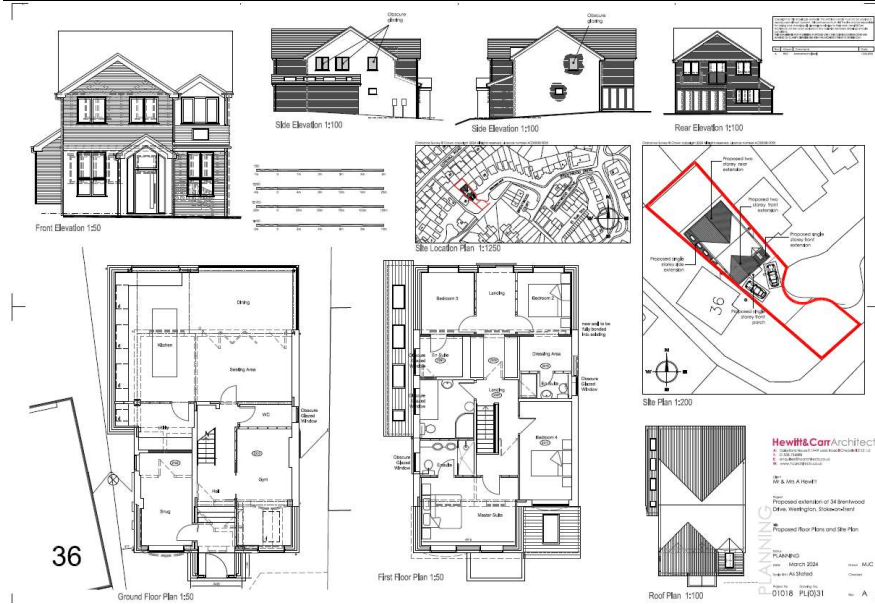


SMD/2023/0079. Front, side and rear extensions. Approved on 16th June 2023





The most recent approval (SMD/2024/0150 – 24th June 2024) was for the following works.



The scheme now being considered (SMD/2024/0348) is shown below



Much of the above proposal has already been approved via the previous applications. The current application is therefore considered on the basis of an enlarged extension at the front of the house, an extension of the two and single-storey front extensions by approximately 0.5m.

Design and visual impact

No design issues in respect of the front porch. A 2.43m x 1.162m footprint with an approximate 3.8m ridge height is not considered unreasonable and will not look disproportionately sized in relation to the house. The porch will provide a welcome feature to further identify this side of the house as the principal elevation. This part of the scheme has not changed it is simply further forward of the house due to the footprint increase (approximately 0.5m projection) of the two and single-storey front extensions. Although the front extension would have a larger footprint, it is minimal. The ridge height, pitch of the roof, eaves height and overall width of the addition will remain as per previously approved.

Although the change is on the principal elevation, it is considered not so significantly different to the extant and most recent approval (SMD/2024/0150). No design and/or visual harm would occur.

Neighbour amenity

The size and positioning of the rear extension has already been considered and deemed acceptable by virtue of previously approved and extant permissions. Windows in the side elevations already have planning consent, their locations/designs/proportions have not changed. The extension will not raise any material neighbour amenity concerns as it looks in the direction of the road and will not result in any additional overlooking.

The two and single-storey front extension would project approximately 0.5m further forwards of the extant scheme. However, due to the positions of neighbouring properties, their alignments and window positions, there will not be any material overbearing harm. The single-storey extension would be situated adjacent to number 32 (neighbour to the north-east), however number 32 does not have a window at ground floor level which is close to the shared boundary, it is a garage opening and therefore no amenity harm would occur. The two-storey part of the front extension would sit adjacent to the boundary with number 36 but would not project further forwards of the house. The two-storey element has previously been considered acceptable in terms of impact upon number 36 and the addition of approximately 0.5m would not result in any significant additional amenity impact.

Highways

The existing dwelling is a four bedroom house, the proposal would see the number of bedrooms remaining the same albeit larger. There is parking at the front of the house for two vehicles. The number of parking spaces to bedrooms remains the same, this has previously been acknowledged and found to be acceptable. The County Highways officer confirms no objections to the scheme subject to a condition requiring the existing two parking spaces to remain unobstructed for use as parking space. The Highways officer provided the consultation response on the basis of submitted plan PL(0)31 Rev B. The current plan is now PL(0)31 Rev E, however the parking arrangement remains the same and therefore the Highways officer's comments still stand.

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.

Tree Preservation Order

There are protected trees on the southern side of the application site, however these are separated from the applicants property and the neighbours, by a large, block-paved, parking and turning area. The Council's Arboricultural officer previously confirmed he had no objections to application SMD/2024/0150 (most recent approval) and that no tree protection measures were required. The Arboricultural officer has not been consulted on the current scheme but the minor changes to the proposal means that the trees will not be impacted upon.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions. Previous approvals included conditions to secure obscure glazing in a number of window openings and prevent the creation of new openings without further consent. Standard conditions are also recommended including materials. It is recommended that these conditions are included in this decision in the interests of neighbour amenity and for the purposes of continuity.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 22.10.2024.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council