

DELEGATED DECISION REPORT

SMD/2024/0530
Valid 29/11/2024

**4 STONEHOUSE
CRESCENT
WERRINGTON**

**2 STOREY REAR EXTENSION
TO FORM LOUNGE/DINING
WITH 2 BEDROOMS OVER
AND REAR RAISED PATIO**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE

The site consists of one of a pair of semi-detached mid-20th Century houses, and its associated curtilage. The site is in a suburban setting within the Werrington Development Boundary, approximately 175 metres north of the A52. There is an existing conservatory style rear extension at the rear of the property, which would be removed to make way for the proposal.

PROPOSAL

The application seeks permission for a two storey rear extension with a double apex hipped tile roof, as well as the demolition of the existing detached garage, which is not to be replaced. The rear extension is to be 6.915 metres wide, covering most of the rear elevation of the existing dwelling, and extend 3.65 metres from the rear. The eaves of the extension will match those of the existing, at approximately 5.8 metres measured from the highest natural ground level adjacent to the extension. The roof ridge will be lower than the existing at approximately 7.13 metres, measured from the same ground level. The extension would be finished in red brick to match existing. The existing raised platform/patio will be extended by approximately 3.2 metres.

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

No consultation response received.

Severn Trent Water

The following consultation response was received:

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

** 150mm diameter foul sewer - with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.*

In the interest of being environmental friendly, encouraging the reduction the of paper, we politely request you direct your client to our website to obtain our application forms: <https://www.stwater.co.uk/building-anddeveloping/overview/building-over-sewers/>

If they have any enquiries with the application process, they're welcome to contact us via email or telephone.

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 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, 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 proposal is subordinate to the host dwelling at the roof level, and the design of the extension is in keeping with the host dwelling as it is in the same architectural style, and utilises a hipped roof design, the same as the host dwelling. While the proposed development would represent a larger addition to the property, it is considered to be in keeping and of acceptable design.

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 5 Stonehouse Crescent to the north-west, and 3 Stonehouse Crescent to the south-west. Due to the proposed extension being located on the north side of the property there will be no impact on the amenity of 3 Stonehouse Crescent. The proposed development will cast additional shadow onto the

neighbouring 5 Stonehouse Crescent. However this is not considered to be an unacceptable impact, and there is no breach of the '45-degree rule'. The neighbouring dwelling has a conservatory at ground floor level and at first floor the nearest window is a bathroom, and so the shadow cast from the proposal would not impact neighbouring principal windows.

The proposal also includes a large extension to the decking at the rear, however due to the tall, thick hedge which forms the boundary with the neighbours, it is not considered that the decking would pose an issue in terms of amenity. Therefore the proposal is acceptable in terms of amenity.

Highway Safety

Paragraph 109 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 proposal is acceptable in terms of highway safety as it can demonstrate four off-road parking spaces, where the requirement is three spaces for a four-bedroom dwelling.

CONCLUSION / PLANNING BALANCE

On balance, the application is recommended for approval, as the proposed development is in keeping with the host dwelling, and would not have an unacceptable impact on neighbouring properties or street scene.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman
Recommendation Date: 04/02/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council