

DELEGATED DECISION REPORT

SMD/2024/0580
Valid 30/12/2024

3 HEWITT CRESCENT
WERRINGTON

**PROPOSED SINGLE AND
DOUBLE STOREY EXTENSION
TO REAR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Amenity
- Design
- Highways

DESCRIPTION OF SITE

The site consists of a two storey semi-detached red brick dwellinghouse and its associated curtilage. The site is within the Werrington Development Boundary and in a suburban setting, approximately 250 metres north of the A52, and 150 metres west of Washerwall Lane.

PROPOSAL

The application seeks permission for a single and double storey hipped roof rear extension in order to create a larger kitchen diner downstairs, and an additional bedroom upstairs. The extension is proposed to be approx. 6 metres wide at ground floor level, and 3.8 metres wide at first floor level, and extend 3.26 metres from the original rear wall of the dwellinghouse. It will be approx. 6.6 metres to the roof ridge, which is set below that of the original house; and 5.3 metres to the eaves, which matches that of the original house. The extension is proposed to be finished with bricks, roof tiles and white uPVC windows to match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Appendix 2: Parking Guidance

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

One objection, with concerns regarding loss of light, loss of privacy as a result of a new window on the side elevation, as well overdevelopment of the site due to existing structures.

Town / Parish Comments

None received.

Staffordshire County Council Highways

Acceptance.

Severn Trent Water

Standard response regarding unmapped assets.

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; and 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 proposed development is considered to be subordinate to the host dwelling, as the eaves are no higher, and the roof ridge is set well below that of the original house. The proposed development is also set in from the side elevation of the original house. The hipped roof design is also in keeping with that of the original building, as well as the surrounding area, and the proposed materials are also in keeping.

Concerns have been raised regarding the proposal, along with other additions and outbuildings, occupying more than 50% of the site. This is not the case as 50% of the site would amount to approximately 180m², and the combined area of later additions and the proposal amount to approximately 38.6m².

On balance, the proposal is considered to be of good design and is therefore acceptable 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 plans show a new window is to be created on the side elevation of the original house in order to accommodate a new upstairs bathroom, which has raised concerns over the amenity of no.43 Uplands Avenue. It shall be conditioned that this new window must be obscure glazed.

The proposed extension could cause additional overshadowing of no.43 Uplands, however the site is south-south-west of no.43, and the sun is in the south (casting shadows north) at midday, when the sun is at its highest and shadows are therefore minimal. The Council's SPD recommends a 14m separate between a flank wall and a principal elevation. In this case around 13m would be achieved to the rear of the

conservatory at no.43 with a greater distance achieved to the main dwelling. On this basis, it is not considered that the extension would cause unacceptable overshadowing of neighbouring properties.

In regard to the concerns raised regarding overlooking of no.41 Uplands Avenue, it is not considered that the proposed extension would have an unacceptable impact on the amenity of neighbouring properties due to the degree of separation, as well as the angle at which the windows are facing in comparison to neighbouring properties.

Turning to the attached dwelling, this has a ground floor extension and therefore would be unaffected by the single storey element adjacent to the boundary. With regard to the first floor element, this is set away from the boundary and the plans demonstrate compliance with the 45 degree rule.

Overall, while there may be changes to the amenity of neighbours, it is not considered that the impact of the proposed development would be unacceptable. Therefore the proposal is acceptable in terms of amenity.

Highway Safety

Paragraph 104 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 would add a fourth bedroom. Parking is not shown on the submitted drawings however, it was noted at the site visit that there is sufficient parking for 3 vehicles which is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property of 4 bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The proposal will have no detrimental effect on the highway and is therefore acceptable in this regard.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered to be acceptable in principle, in its design, highway safety and in terms of neighbour amenity. Therefore, the recommendation is to approve, subject to conditions.

OFFICER RECOMMENDATION: APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 24/02/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council