

DELEGATED DECISION REPORT

SMD/2024/0468
Valid 14/10/2024

6 MARSH CLOSE
WERRINGTON

PROPOSED TWO STOREY
SIDE EXTENSION AND
REPLACEMENT PORCH

(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 Werrington Ward. The site is also within the Werrington development boundary, where positive development is encouraged to be concentrated. The proposed site is surrounded by neighbouring dwellings on Marsh Close and Uplands Croft. No. 7 Marsh Close is situated to the North-West of the site and No. 5 Marsh Close is located to the South-East. The rear curtilage of the site adjoins the rear curtilage of No. 11 Uplands Croft and Summerhill, No. 13 Uplands Croft to the West. The Marsh Close highway runs adjacent to the proposed site on the East.

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 extension and single storey front extension. The proposed two storey side extension would allow for a dining / leisure room and porch on the ground floor and an additional bedroom and ensuite bathroom on the first storey. The two storey side extension would have a depth of approximately 8.72 metres on the ground floor and 6.28 metres at first storey level. It would have a width beyond the Southern side elevation of 2.85 metres. It would have a maximum height of approximately 6.55 metres and an eaves height of 5.12 metres. The proposed single storey front extension would protrude beyond the principal elevation of the dwelling by 2.10 metres and would have a width of 5.68 metres. It would have a maximum height of approximately 3.68 metres and an eaves height of 2.22 metres. The proposed extension would be constructed from materials to match those used in the construction of the host dwellinghouse, including facing brick and concrete tiles.

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
Part 7 – Details and Materials

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/0800 – Extension to form utility room. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/02/2025
Neighbour consultation period ends: 07/02/2025
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 does not affect the changes in number of bedrooms from existing therefore no additional car parking spaces are required.

Staffordshire Moorlands Parking Standards state for up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of Dwelling. The proposal shown is for 3 spaces.

Recommendations

I have no objection subject to the following being secured via conditions.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers 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 the village of 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.

Although the proposed side extension would add a two storey element to the South facing side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the pitched roof to compliment the pitched roof of the dwellinghouse.

Initially, the maximum height of the proposed extension aligned with the ridge height of the parent building. Additionally, the front elevation of the two storey side extension exceeded beyond the principal elevation of the host dwellinghouse. Consequently, the proposed extension would not have had a subservient relationship with the host dwelling, conflicting with the Staffordshire Moorlands Design Guide SPD.

Following advice from the Council, the applicant submitted a set of revised plans, setting the maximum height of the proposed extension down from the ridge height of the host dwelling, as well as setting the first storey element of the extension back from the principal elevation of the host dwelling. Thus, the proposed two storey side extension would now be considered appropriate development in accordance with the Council's Design SPD, as it would have a subordinate relationship with the original dwelling. Furthermore, the risk of any mismatch of materials would be reduced.

The proposed single storey area which would extend forward of the principal elevation of the dwelling would have a simple lean to roof to compliment the character of the dwelling. The front extension would not be a dominant addition amongst the street scene and is characterful of the row of dwellings in its context, which all have single storey projections forward of the principal elevation.

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. A prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Facing bricks and concrete tiles 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. 7 Marsh Close to the North-West and No. 5 Marsh Close is located to the South-East. The rear curtilage of the site adjoins the rear curtilages of No. 11 Uplands Croft and Summerhill, No. 13 Uplands Croft to the West. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The two storey side extension would be located on the South-Eastern side elevation. As the neighbouring dwellinghouse at No. 7 Marsh Close is positioned to the North-West of the site, the two storey extension will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is considered that the two storey extension would not adversely affect the light amenity of this neighbour. The single storey front extension would not create any shadowing over the neighbours at No. 7; it is positioned at a sufficient distance from the common boundary between these dwellings would mean that no breach of the 45 degree line would occur.

The proposed extension would be within close proximity of the neighbouring dwellinghouse at No. 5 Marsh Close. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 5 could be caused by the addition of the proposed extension during the morning hours of the day. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 5 and the central point of their closest fenestration, to ensure that light amenity will not be impacted. Due to the staggering of the row of dwellings, the neighbouring dwelling at No. 5 is positioned forward of the site. Therefore, the extension would not project beyond the principal elevation of No. 5, meaning that no shadowing would be cast over any principal, habitable windows. Furthermore, the only glazed areas on the side elevation of No. 5 comprise a small conservatory style obscure glazed porch and the side elevation of a rear conservatory. As the glazing of the porch is obscured and a porch is not considered a habitable room, the Council would not seek to protect this. Although the proposed extension would cast some shadowing over the North-West facing glazed side of the rear conservatory at No. 5 during the morning hours, this room would still gain a plentiful amount of natural light through the rear South-West and side South-East facing elevations due to the sunlight path.

It is clear that the proposed extension would not impact the light amenity of No. 11 Uplands Croft and Summerhill, No. 13 Uplands Croft. The 23.4 metre plus distance between the extension and the rear elevations of these neighbours would prevent any shadowing or overbearing impact from occurring.

Although there would be a large amount of glazed area on the side elevation of the proposed single storey front extension which would face towards the neighbours at No. 7 Marsh Close, this would not impact their privacy amenity. Due to the staggering of the dwellings amongst the row, the proposed windows would only predominantly look over the neighbours' driveway. Furthermore, the approximately

1.8 metre high common boundary hedge would mitigate potential overlooking impact. Although there would be a door incorporating a small window on the side elevation of the proposed extension which would face towards No. 5 Marsh Close, this window would only look onto an obscure glazed porch to the side of this neighbouring dwelling. A porch is not considered a habitable room which the Council would seek to protect in terms of amenity.

There would be two new windows on the rear elevation of the two storey side extension which would face towards the neighbours at No. 11 Uplands Croft and Summerhill, No. 13 Uplands Croft, one on the ground floor and one on the first storey. Despite this, the 23.4 metre plus distance between these windows and the rear elevations of these neighbours would mitigate any detrimental overlooking which could occur resultingly, due to compliance with the Staffordshire Moorlands Space About Dwellings SPD.

Highway Safety

Paragraph 100 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 extension would not increase the number of bedrooms of the dwelling, instead it would increase the size of the main bedroom. Thus, it is clear that the driveway to the front of the dwelling would continue to provide a sufficient number of off road parking spaces. Furthermore, the proposed extension would not compromise the spaces for off-street parking within the curtilage of the dwelling, in compliance with Policy T1. Staffordshire County Council Highways have commented that they have no objection to the proposed extension for these reasons, subject to a condition.

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 an issue was initially raised relating to the proposed extension not having a subordinate relationship with the host dwelling, this issue has been resolved through the submission of revised plans. The proposed extension has now been set down from the ridge height of the dwelling and the first storey element of the extension has been set back from the principal elevation. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 10/02/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council