

DELEGATED DECISION REPORT

SMD/2025/0290
Valid 18/06/2025

5 ELLIOT DRIVE
WERRINGTON

**PROPOSED SINGLE STOREY
EXTENSIONS TO FRONT AND
REAR, GARAGE
CONVERSION, WITH
ALTERATIONS TO ROOFS TO
SIDE AND OVER EXISTING
GARAGE STRUCTURE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residents' living conditions / amenity

DESCRIPTION OF SITE

Elliot Drive is a somewhat tightly laid out cul-de sac of five closely spaced detached dwellings. It is accessed off Drawell Lane / Kaydor Close via an initial 40m single track lead-in which runs between dwellings (Alton Bungalow and The Gables) fronting Drawell Lane. No.5 is reached first, at which point the cul de sac turns acutely left through more-or-less 90 degrees alongside the dwelling, to then snake round through another 90 degree turn to the right to reach the access frontages of the remainder of the properties.

First floor plans have not been provided but no.5 is understood to be a three bedroom dwelling. It appears to date from a 1979 planning consent (79/07252/OLDDC). In original plan area the two storey part is approximately 43.7m². A single storey front 'porch' (now occupied as a bathroom) is 6m² and appears to date from a 1984 consent (84/12927/OLDDC).

There is a detached single garage to the side of the rear garden behind a short drive. There is therefore off-street parking for two vehicles all accessed off the first bend in the cul-de-sac. The rear garden excluding garage and drive provides approximately 65m².

There is an existing single storey lean-to extension (1.8m x 7.5m = 13.5m²) built up to the road edge along the full length of the side elevation of no.5. There is a single entrance to the dwelling into the rear of the side extension from the drive.

The front garden scales from a 1:500 submitted drawing as being 75m². It has an irregular or tapering shape due to being chamfered off by the cul-de-sac. The front garden is lawned and well stocked to the fringes with maturing shrubbery including a

holly off the front of the side extension, mixed ornamental conifers along the boundary with no.4 and a dense multi-stemmed hazel in the front south east most corner against the cul-de-sac edge.

PROPOSAL

The proposal would involve creating parking for two vehicles within the front garden. The existing rear detached side garage pitch roof would be demolished and replaced with single storey domestic living accommodation over a significantly larger built area. This would take up all of the drive and part of the rear garden and would be joined to the earlier side extension.

The area of the new build would occupy c.66m² and with the earlier side extension of c.13.5m² would in total amount to approximately 80m². It is proposed to remove the current hipped lean-to roof of the side extension and replace it with a single flat roof to cover this and the proposed new extension.

The front elevation ground floor window serving the kitchen would be removed and a narrow 0.8m x 2.4m 'walk-in' front extension with full height glazing to front and side added.

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
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 5 – Delivering a sufficient supply of homes; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07252/OLDDC Details of two detached dwellings – approved

81/10707/OLDDC Extension to form utility room – approved

84/12927/OLDDC Extension to front of house to form entrance hall and cloakroom – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 13.08.2025

Neighbour consultation period ends: 10.07.2025

Press Advert: N/A

Public Comments

Two objections from the occupiers respectively of 1 and 2 Elliott Drive:

- previous extension at the side that takes the boundary of the property to the road
- access difficulties due to current parking at no.5
- concern that, due to the curving garden boundary shape, the proposed replacement parking in the front garden would not be of sufficient dimension to adequately accommodate vehicle lengths
- concerned by loss of privacy and design conflicts resulting from the full height glazed front bay addition
- inadequate existing surface water drainage will be exacerbated
- loss of access to remainder of the cul-de-sac during the development work
- risk of surface water flooding some drainage is by soak-aways only
- main rain gully drain would be covered by the extension proposed
- arrangements to cope with large additional flat roof drainage not shown
- only two parking spaces shown but No.5 is a three-car household
- The scale of the 1/500 drawing does not seem accurate as one of the vehicles is 4.9 metres long and will protrude onto the roadway
- Cars will reverse out on to a blind bend
- Space insufficient for doors to be opened
- No existing trees are shown on the drawing
- Loss of trees and effects on wildlife
- Application says no trees will be removed – any removed will reduce privacy
- No space shown refuse bins; at present these are kept on the existing drive. If these are left on the road they will be unsightly and cause a hazard.
- Four new doors shown opening outwards into the cul-de-sac
- Design problems anticipated from removal of the current pitched roof
- Exterior cladding proposed is not in keeping

Town / Parish Comments

Werrington Parish Council – no comments received

Staffordshire County Council Highways

Recommend acceptance subject to conditions

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. Parking for 2 vehicles is shown on the submitted Block Plan. This is in accordance with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway, therefore no objection to the proposal (application number SMD/2025/0290) subject to the following conditions:

1. The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan titled Block Plan. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.
2. The 2 sets of French doors on the eastern facing elevation of the extension (storeroom and dining area) shall not open outwards directly over Elliot Drive.

Reasons (both 1 and 2)

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer

It is noted that the doors to the proposed storeroom and dining area open outwards, these doors should open inwards and not open over Elliot Drive as this causes a danger to pedestrians and drivers, hence condition [2] above.

The red outline plan does not connect with the adopted highway.

OFFICER COMMENTS

Principle of Development

Due to being within the adopted larger villages development boundary of Werrington and Cellarhead and due to being residential development within an existing approved residential plot the principle of the development can be accepted. The main issues however relate to design appearance and the impacts of the scale of the development.

Design

The assessment is made with particular regard to NPPF para. 135 and especially points (a), (b), (c) and (f) which variously say that decisions should ensure that developments (a) will function well and add to the overall quality of the area; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to the locality; and (f) which [amongst other things] promote a 'high standard of amenity for existing and future users'.

Local Plan Policy DC1 is that: "All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should: [inter alia] (1) be of a high quality and add value

to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; (2) 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, landscaping, character and appearance”.

The Council's adopted Supplementary Design Document (2018) considers alterations and extensions at section 5 noting at 5.2: “Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character.” Paragraph 5.5 advises that: “All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help”.

In this case it is difficult to see how the development could function well: the rear garden is cut off, doors open directly on to the street and the layout depends on a highly extruded connection through from the main dwelling. The flat roof gives an urban municipal style at odds with the homely domestic of the current property. A verdant front garden with well-established shrubbery contributing to the overall street scene would be largely taken over by parking. Amenity space is reduced in the rear garden to less than the Council's adopted minimum standard as set out in the Council's adopted Supplementary Planning Guidance.

Discounting the existing garage, the proposals add c.44m² of new build to a house previously extended by side and front additions of 13.5m² and 6m² respectively. In other words the original ground plan development (less garage) of 43.7m² would effectively be doubled. Taking into account the two earlier extensions the total additions would represent an addition 63m² or 144%.

Seen from Elliot Drive and also from a number of surrounding overlooking properties especially no.4 and Gables and Coppins (both on Kaydor Close) the new flat roofed structure would be seen as a single entity extension. It would appear expansive in area, significantly out of proportion with the existing dwelling and very much out of keeping. Whilst modest flat roofed elements are not unusual on properties of this type (though more usually from a slightly earlier period) they are not typically on this scale. Although there is an existing garage to be subsumed into the development, visible perhaps especially from Gables, this is relatively in keeping. The extended flat roofing of the proposed extension coupled with additional flat roofing on the existing side extension would be highly prominent from the entrance into Elliot Drive.

A significant consequence of the proposal would be to transfer the required parking to the front garden area. This would result in a loss of the established verdant contribution of the garden to the street scene. Due to the curvature of the road around the tapering front garden the new parking would not align well and would dominate the space. It would also merge directly with the adjacent road surfacing to form a single extended surfaced area to the detriment of the appearance of the cul-de-sac.

Already somewhat congested on the bend at no.5, the complete closing off to the road edge where there is currently a gateway giving some sense of space beyond, would add to the impacts. Overall the consequence of the scheme would be a significant over-development and further 'crowding' of Elliot Drive.

There are further oddities in the design appearance in particular from the full height bay window extension at the front and proposed twin pairs of French Doors on to the public drive. These could potentially be remedied by condition or negotiated amendment but as proposed they represent detailing out of character with the design period of the property.

In summary the design of the development would add a mismatching design style ill-fitting to the existing building and out of character with the general immediate locality. An already somewhat tightly laid out existing development would become obviously more developed to the detriment of the street scene and people's enjoyment of the cul-de-sac and environs, especially due to loss of established frontage garden landscaping and the closing across of the gap spacing between the house and its detached garage.

Amenity

The scheme would reduce the available garden area at the rear to 50m² which is appreciably below the adopted SMDC minimum garden space requirement of 65m² and thereby contrary to DC1. Although there would be some residual front garden space the road edge position and dominance of the proposed new parking would render this of limited value to occupiers.

Nos. 1 and 2 will have some 'principal' windows overlooking the front of no. 5. Concern has been raised by occupiers of no. 1 about loss of privacy as a result of the ground floor window bay addition. However, scaling from plan the separation distance appears to be of the order of 27m which is comfortably above the minimum 22m separation accepted in the Council's Adopted Space About Dwellings standard.

Highway Safety

Given the consultation response of the County Highways Officer there are no overriding concerns with regard to Highway Safety save that a condition would be required in event of approval to require outward opening twin pairs of French doors to be made inward opening.

Other matters

Concerns raised about surface water drainage problems being exacerbated appear potentially justified and certainly the plans show an existing drainage point just within the property boundary no longer being available. Prior to any approval (if applicable) this would need to be considered further though it is likely it would become a matter for Building Control or potentially Highways.

Potential for bins to be stored cluttering the street is also to be noted, again an indicator of the crowding of the development. The issue could potentially be addressed by condition. The proposed store may be with bins in mind though that seems perhaps unlikely.

Although in February 2025 informal telephone advice was given, this was in relation to a proposed two storey front extension. The advice given was that it would be considered, "over large in proportion to the existing dwelling and would also be judged too dominant in relation to the neighbour at no. 4. More generally we'd see it not fitting in with the cul-de sac as a whole". The advice concluded that, "A two storey side extension where you have the current single storey side extension is where we'd recommend you explore further as this could potentially have the best chance of being supported".

CONCLUSION / PLANNING BALANCE

The scheme now proposed would represent an incongruous and overlarge addition to this already previously extended dwelling resulting overall in a significant sense of overdevelopment of the Elliot Drive cul-de-sac, particularly by forcing parking to the front garden area and presenting an extended closed barrier of development tight up to the tarmac road edge north from the dwelling. The extended edge lengths to the expansive area of flat roof would be especially noticeable in the approach into and exit from Elliott Drive and very much out of kilter with the existing developments characterised generally by sloping roofing. Prominent raised roof light blocks would draw further attention to the scale and reach of the development. Moreover the surface view would create a dominant and unattractive appearance for the wider area of over-looking properties. Further underlining the over-development the scheme would constrain the available rear garden space to appreciably below (75%) of the Council's adopted 65m² expected minimum.

Ultimately this appears a flawed and poorly reconciled scheme.

OFFICER RECOMMENDATION : Refuse

Case Officer: Arne Swithenbank

Recommendation Date: 13.08.2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council