DELEGATED DECISION REPORT

SMD/2017/0195 **Valid 23/03/2017**	**FIR TREE COTTAGE 70 STALLINGTON ROAD BLYTHE BRIDGE**	**PROPOSED LOFT CONVERSION AND SECOND STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site comprises a detached chalet-style dwelling and is within the developed area of Blythe Bridge and about a mile south of the town /village centre. The surrounding area is residential and there are detached dwellings either side of the site to the north-east and south-west and to the rear (north-west). Stallington Road runs along the front boundary to the south-east. There are other dwellings on the other side of the road.

PROPOSAL

The application is for a first-floor rear extension on the side garage wing of the house. The existing front part of the roof of the garage wing would also be converted into first-floor rooms. No extension of the roof would be involved but two small roof-lights would be inserted into the front roof-slope above the garage.

Amended plans were received on 23rd May 2017 showing the raising of the garage roof ridge to mask the roof of the rear first-floor extension. The previous scheme showed the rear ridge rise above the garage roof which appeared awkward in the street scene.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 21.4.17
Neighbour consultation period ends: 13.4.17
Press Advert: N/A

Public Comments

One letter has been received from a nearby resident who does not object to the extension but requests that obscured glazing be inserted into the front rooflights in the interests of privacy.

Town / Parish Comments

No objection.

OFFICER COMMENTS

With regard to the visual amenities of the area, the extension would be at the rear of the property and would the amended plans show this to be completely screened from the road by the slight extension of the garage roof slope. The design would harmonise with the character and appearance of the house.

With regard to residential amenity, there are windows at the neighbouring property to the south-west side which would face the site. However, there is ample tree and hedge screening at the side boundary separating the two properties and this would block views of the extension from those neighbouring windows. In any case, the raising in height of the rear part of the garage wing would not affect light provision to the neighbouring property even if the trees/hedges were removed due to the roof sloping away from the property and the distances between it and neighbouring windows. The trees/hedges block views into the neighbouring property from the proposed Juliet balcony and window. However any possible overlooking into the neighbouring windows would be at a very obscure angle. The garden areas at the neighbouring property are to the south-west and south-east of the house and therefore would not be overlooked by the proposed first-floor rear window and balcony. The extension would also be a considerable distance from the other neighbouring properties to the rear (north-west) and north-east sides and would not affect those properties. Overall, the proposal would not harm the residential

amenities of any of the adjacent properties by way of privacy, light provision and level of dominance/obtrusiveness.

With regard to the letter from the resident, the front rooflights can be inserted without the need for planning permission and a condition therefore cannot be inserted requiring obscured glazing. In any case, the rooflights would be over 40 metres away from the dwellings opposite so would not lead to any overlooking to a harmful extent. However, as the proposed front room would be an en-suite bathroom an informative can be added advising the applicant to insert obscured glazing into the window (which is in any case common practice for bathroom windows).

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 31.5.17

X

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council