DELEGATED DECISION REPORT

SMD/2017/0369 **Valid 23/06/2017**	**62 BRIDGWOOD ROAD** **BLYTHE BRIDGE**	**PROPOSED DEMOLITION OF EXISTING AND CONSTRUCTION OF REPLACEMENT CONSERVATORY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is number 62 Bridgwood Road, Blythe Bridge, a semi-detached, split level dwelling with integral garage. The application property sits at the junction of Bridgwood Road and Cheadle Road, occupying a very visually prominent and elevated location within a roughly 'L' shaped plot. The dwelling benefits from external amenity space to the side and rear as well as off-road parking to the front and forms part of a wider residential area. The application site is not located within a Conservation Area and there are no immediate surrounding Listed Buildings.

PROPOSAL

The application involves the demolition of a flat roof side conservatory and its replacement with one of a hipped roof design. The new footprint would be slightly larger both in width and depth to the existing structure. The new conservatory would have a continuous run of glazing around each of its three sides and have single doorways to the front and rear. A white upvc frame would sit upon a brick dwarf wall (bricks to match the existing house) and the roof would be finished in tiles (also to match the existing house).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section 7 'Requiring Good Design.'

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15th August 2017.
Neighbour consultation period ends: 31st July 2017.

Public Comments: None received.

Forsbrook Parish Council: No objections

Environmental Health: No objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the Blythe Bridge and Forsbrook Village Development Boundary and as such there is a presumption in favour of development subject to all other material planning matters being satisfied. In this instance the matters to be considered are design, visual impact and whether or not the proposal would raise any adverse amenity issues.

Design/Visual Impact

The proposed extension is of a simple design, is modestly sized and will sit comfortably within the end gable of the house. The replacement of a flat roof structure with a tiled and hipped roof is welcomed and will be a visual improvement to this corner plot whilst providing the desired accommodation of the occupant. The addition would be visually prominent within the street scene but does not cause any concern due to its simple appearance and acceptable materials.

Amenity

The relationship between the application dwelling and surrounding residential properties ensures that there is sufficient space between the dwellings to prevent any adverse residential amenity issues from arising. The proposal will simply impact upon the amenity of the occupant by way of providing enlarged and improved accommodation.

CONCLUSION / PLANNING BALANCE

There are no 'in principle' objections to the development due to the development boundary location. The scheme is acceptable in terms of design and visual impact and no neighbour amenity issues will arise. The application is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson
Recommendation Date: 17/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council