DELEGATED DECISION REPORT

SMD/2020/0371 **Valid 08/07/2020**	**4 CHESTNUT CRESCENT** **BLYTHE BRIDGE**	**PROPOSED WRAP AROUND EXTENSION TO FORM GARAGE, WETROOM, UTILITY AND KITCHEN EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached dwellinghouse constructed of brick and concrete interlocking roof tiles. The property has been extended with a porch across the front door and a conservatory covering the full width of the dwellinghouse to the rear. A single storey flat roofed detached garage is located in the rear garden.

The property is located on a residential street that comprises semi-detached bungalows on the eastern side and two-storey semi-detached houses on the western side. The semi-detached properties all have a similar appearance, having been constructed at the same time, however they have since been altered and extended in different ways.

The property is located within the Development Boundary of Blythe Bridge & Forsbrook village.

PROPOSAL

Full planning permission is sought to demolish the existing rear conservatory and erect a single storey side and rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 30/09/2020
Neighbour consultation period ends: 10/08/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

Severn Trent Water: No objection and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and SS1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Blythe Bridge & Forsbrook; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in larger villages are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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.

The existing rear conservatory will be demolished and a single storey extension will be erected to the side and rear elevations, creating a wrap-around design. The extension will project forward of the front elevation to tie into the existing porch. The existing porch will be retained, but its roof will be altered to tie into the roof of the proposed extension. The rear extension will project to the same depth as the conservatory to be demolished. The extension will be constructed of brick and tile to match the existing dwellinghouse and will have a hipped roof. The existing dwarf boundary wall between No. 4 and 6 will be retained and the extension will be marginally stepped away from this wall. Any guttering can therefore be erected without overhanging the neighbouring property. The extension will provide a garage, wc, utility and extended kitchen.

The extension will be subordinate to the existing dwellinghouse and will reflect its character, design and materials. It is therefore not considered that the proposed extension will have a detrimental effect on the character or appearance of the existing dwellinghouse.

The street scene comprises a mix of bungalows and two-storey houses that have been extended and altered in different ways. No. 6's driveway will maintain a gap between the two properties, thereby not resulting in a terracing effect. It is therefore considered that the proposed extension would not have a detrimental effect on the character of the area.

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No. 6 Chestnut Crescent comprises a two-storey, semi-detached property located on a marginally higher ground level than No. 4. A driveway separates the property from the shared boundary. 1no. ground floor secondary kitchen window is in the side elevation of No. 6. The proposed extension would comply with the 45-degree guideline when measured from No. 6. It is for these reasons that the proposed extension would not have a detrimental effect on the amenity of this property.

No. 2 Chestnut Crescent is attached to the dwellinghouse. This property has been extended with a two-storey rear extension, on the part of the property furthest away from the shared boundary. The shared boundary comprises a closed boarded fence of approximately 1.8 metres in height. The proposed extension will project 2.6 metres from the rear elevation of the dwellinghouse (to the same depth as the existing conservatory) and will be stepped-in marginally from the shared boundary. The proposed extension will partially cut through the 45-degree line when measured from No. 2's rear patio doors, however a single storey rear extension with a greater depth could be erected without planning permission, if the wrap-around part of the extension was not included. Given this fallback, it is not considered that the proposed extension will have a significantly detrimental effect on the amenity of No. 2.

To the rear of the application site is No. 3 & 5 Laburnum Close that comprise semi-detached bungalows. The proposed extension would be sited approximately 24 metres from the rear elevation of No. 3 and would not directly face No. 5. A closed boarded fence of approximately 1.8 metres in height largely screens the ground floor windows of No. 3. It is for these reasons that the proposed extension would not have a detrimental effect on the amenity of these properties.

The property to the front of the application site, No. 3 Chestnut Crescent comprises a semi-detached bungalow. The property is located on the opposite side of the road and approximately 20 metres would separate the proposed extension from No. 3. The front elevation of the extension would comprise non-habitable rooms, i.e. a garage and a porch and therefore there would be no privacy issues. It is for these reasons that the proposed extension would not have a detrimental effect on the amenity of No. 3.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

A three-bedroomed dwellinghouse is required to provide 2no. parking spaces. The proposed extension will result in the loss of part of the driveway to the side of the dwellinghouse and prevent access to the existing garage within the rear garden. Whilst a garage is proposed as part of the extension, its internal dimensions do not meet the minimum required, as detailed in Appendix 8 of the Local Plan. 2no. off-street parking spaces could be provided within the front garden of the property, if part of a hard landscaped area was removed and the gate post and part of the front boundary wall was demolished. Subject to a condition requiring the provision of 2no.

parking spaces prior to the occupation of the extension, it is not considered that the proposed extension would result in an adverse impact on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Condition

Case Officer: Ailsa Berry
Recommendation Date: 01/10/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council