DELEGATED DECISION REPORT

SMD/2020/0409 **Valid 28/07/2020**	**17 TRENT ROAD** **FORSBROOK**	**PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION FORMING GARAGE, UTILITY, BEDROOM AND EN-SUITE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbours

DESCRIPTION OF SITE
A dwelling on a late 20th Century housing development in the 'larger village' of Forsbrook. The dwelling is a unique detached dwelling the only one that faces Trent Road between the semi detached and mews type dwellings situated at the end of Churnet Road and Dove Road which have rear gardens that back onto the side of the applicant's dwelling.

The applicant's dwelling is a three bedroom property, the whole of its frontage is paved as a pull on drive with three spaces and there is an attached flat roof garage to the side elevation and the rear of the neighbour's plot at 1 Churnet Road.

PROPOSAL
To replace the flat roof garage to the side of the dwelling with a two storey side extension to provide a new garage space and utility at ground floor and an ensuite fourth bedroom at first floor. The front elevation would be stepped back or recessed behind the front elevation, and the ridge line would be below that of the original.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 28/08/2020
Neighbour consultation period ends: 28/08/2020
Press Advert: N/A

Public Comments
One letter of support has been received from a property on Churnet Road that would back onto the side extension. The side elevation currently has a landing window at first floor, the side elevation of the extension would have no such window and so this would be an improvement for the neighbour.

Town / Parish Comments
Awaited

Staffordshire County Council Highways
No Objection. Current records show that there were not any Personal Injury Collisions on Trent Road within 50 metres either side of the property access for the previous five years. The proposal is for the demolition of the existing garage and the erection of a two-storey side extension forming a garage, utility and en-suite bedroom. The current 3 bedroom detached property is located on Trent Road, Forsbrook which is an unclassified road (Road No.D1270), has a 30-mph speed limit and streetlights.

The property benefits from off street parking which can accommodate 3 vehicles which is in excess of Staffordshire Moorlands emerging Parking Standards which states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space). However, the proposed garage (internal dimension of 2.7m x 3.3m) as detailed on Drg. No. 20-126-02 does not meet and minimum internal dimensions(3m x 6m) for a single garage. The proposal will not affect the current off-street parking arrangements and therefore it is considered not to have a detrimental impact on the highway.

OFFICER COMMENTS

Principle of Development
The site is within Forsbrook and Blythe Bridge where the Local Plan larger village area strategy SS8 applies. The strategy SS8 generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

Design and Impact on Character and Appearance
The side extension would observe principles of ‘good design’ enshrined within the Council’s design guide DPD. The front of the extension would be set well back and

recessed from the front elevation and the roof line would be lower. The extension would appear subordinate and secondary to the original dwelling. It would be well related and complementary with a good arrangement of shape and size.

The dwelling type is standalone and so there would be no disruption to street scene continuity.

Amenity
1 and 3 Churnet Road would back onto the side extension (approximately 12-13m from No3 and 13-14m from No.1). The Space About Dwelling standard for distance between principal rear facing windows and a two-storey side/flanking elevation is 14m. However, the relationship is less than direct and the neighbours are set at a slight angle, and this would compensate, where the separation distance is marginally less than the standard. No. 3, the very slightly closer of the two neighbours has written to support the proposal noting that a landing window would be replaced by a blank facing wall and so there would be no overlooking.

Highway Safety
The extension at first floor would add a 4th bedroom with an ensuite. The adopted parking standards for a four bedroom dwelling would require three spaces.

An existing garage space would be lost and replaced garage (internal dimension of 2.7m x 3.3m) as detailed on Drg. No. 20-126-02 does not meet and minimum internal dimensions(3m x 6m) for a single garage. However, the existing driveway provides three spaces and ample standard compliant parking. There is no objection from the Highway Authority.

CONCLUSION / PLANNING BALANCE
Acceptable design to improve an existing addition to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 15/10/2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council