DELEGATED DECISION REPORT

SMD/2020/0426 **Valid 04/08/2020**	**3 ELMWOOD DRIVE** **BLYTHE BRIDGE**	**PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE WITH PITCHED ROOF TO REAR SINGLE STOREY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of Development.
- Design and visual impact.
- Neighbour amenity.
- Drainage.
- Parking.

DESCRIPTION OF SITE

The application site is 3 Elmwood Drive, Blythe Bridge, a previously extended, two-storey, semi-detached dwelling. The property benefits from garden areas to the front and rear of the house as well as off-road parking (drive and attached garage). There are no significant land-level variations within the site and boundaries consist of timber fencing. The dwelling is located within a well-established residential area. For the purposes of planning policy consideration, the application site is located within the Blythe Bridge and Forsbrook village Development Boundary. The property is not located within any Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for a first-floor side extension but the works also involve the addition of a sloping roof to the existing ground-floor rear extension and a canopy at the front of the house spanning both the garage and pedestrian doors. The additional first-floor accommodation will provide the applicants with a large bedroom, a bathroom and storeroom. Windows would be inserted into the front and rear elevations only and matching bricks and tiles would be used.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 08/10/2020.
Neighbour consultation period ends: 02/09/2020.

Public Comments: No representations received during the determination period.

Forsbrook Parish Council: No representations received during the consultation period.

Staffordshire County Council Highways: No objections and no conditions are requested.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
Local Plan policy SS8 identifies the Blythe Bridge and Forsbrook areas as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage and parking provision.

Design and visual impact

There are no design objections to the proposal. The extension would sit on top of an existing flat roof garage, would have a lower ridge line than the existing and be stepped back from the front wall of the house behind the lean-to roof above the garage and pedestrian doors. The plan confirms that all new bricks and tiles would match those of the existing house. The addition appears as a secondary element, the proportions acceptable and the use of matching materials welcomed.

There would be some wider visual impact of the proposal beyond the application site. The addition will be seen from some neighbouring properties and by any road or public footpath users. Given that the design of the extension is acceptable, and the fact that this is a residential area consisting of dwellings of varying sizes and design, there are no visual impact concerns.

Neighbour amenity

There are residential dwellings to the west, south and east of the application site. The application property is a semi-detached dwelling, the neighbour to the east is number 1 Elmwood Drive (the attached property). No part of the extension will affect the amenity of occupants of number 1 given that the development is not close to the shared boundary. To the west is number 5 Elmwood Drive, a detached dwelling occupying its own corner plot. It appears that no part of the extension would affect any principal windows in the front or rear elevations of number 5. Number 5 has an attached garage which divides the main dwelling from the boundary with the application property. It was noted during the site visit that there were two windows within the side elevation of number 5 however contact has been made with the neighbours who confirm (via email) that the windows serve a bathroom (frosted glass) and a landing. Whilst the proposed extension would be seen through the bathroom and landing windows, they are not classed as principal windows for the purposes of considering the Space About Dwellings Standards.

The plans have been amended following concerns raised by officers about amenity impact upon the property to the south (number 1 Maple Crescent). For clarification purposes (at the time of writing) the occupants of 1 Maple Crescent (semi-detached bungalow) have not objected to the scheme. The bungalow is close to the shared boundary with the application site and there is a degree of one-way overlooking from the application property into the grounds of 1 Maple Crescent. The original proposal to include a rear facing bedroom window would have increased the overlooking relationship to an unsatisfactory degree and officers expressed concerns about this to the applicant/architect with a view to reaching an alternative proposal. The new plans have amended the internal accommodation layout, generally by enlarging the proposed new bathroom and reducing the originally proposed bedroom space to that of a ‘storeroom.’ The room size reduction has resulted in a smaller rear window. The dimensions of the new room means it is less likely to result in bedroom use but it is still possible for occasional use. For this reason, it is recommended that the ‘store’ window should be fitted with frosted glass and retained as such for the lifetime of the development. The scheme as amended is now considered to be acceptable in terms of neighbour amenity impact.

Drainage

Severn Trent Water advise that they have no objections to the application and confirm no drainage conditions are required.

Parking

Approval of this application would result in the property becoming a 4/5 bedroom dwelling where, in accordance with the Appendix 2 parking standards, 3 parking spaces would be required.

There is off-road parking at the front of the house for two vehicles (present at the time of the site visit) and the current provision of a garage. It would be possible to widen the garage doors in the event of garage parking space being required and there is unrestricted on-street parking. No part of the application will reduce the on-site parking space. The County Highways officer has assessed the application and has no objections to it, commenting that the scheme 'is considered not to have a detrimental impact on the highway.'

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions. It is recommended that conditions are added to ensure frosted/obscure glazing is fitted into the storeroom window, that the storeroom window is not enlarged at any time and no upper floor side facing windows are inserted. These conditions are considered reasonable for the purposes of maintaining satisfactory neighbour amenity.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 23/11/2020.

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council