DELEGATED DECISION REPORT

SMD/2020/0647 **Valid 23/11/2020**	**18 DOVE ROAD** **FORSBROOK**	**PROPOSED SINGLE STOREY EXTENSION TO EXISTING GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Drainage
- Coal

DESCRIPTION OF SITE

18 Dove Road is a two-storey, detached dwelling occupying an end of cul-de-sac location. The dwelling benefits from off-road parking at the front of the house as well as gardens to the side/rear. The dwelling also benefits from an attached garage, which is the subject of this application. There are some land level variations within the site but nothing which would have any significant impact upon the proposed scheme.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary and a low-risk coal development area. The application site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered. Planning records do not indicate that this property is within a flood zone.

PROPOSAL

The application is for a single storey side extension to the existing garage. In addition to increasing the size of the garage, the extension will allow for the formation of a larger utility and WC. The existing garage roof and wrap around porch canopy is flat. Whilst it is understood that the whole roof is to be replaced, the plans show that much of the flat roof style is to remain, with only the areas visible from the front of the house having a false pitch (small lean-to before changing to a flat area). All new brickwork and tiles are to match as closely as possible, those of the existing house. A single-ply membrane system will cover the flat parts of the garage roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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

Supplementary Planning Guidance

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

2. Space About 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

SM/3587 Garage extension and covered way. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/02/2021.
Neighbour consultation period ends: 07/01/2021.

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

Severn Trent Water: No objections and no drainage condition is required.

OFFICER COMMENTS

Principle of Development
Policy SS8 identifies the Forsbrook and Blythe Bridge areas as a 'Larger Village' within the Staffordshire Moorlands Local Plan 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, parking provision, drainage and the fact that the site is within a coal development area.

Design and visual impact
There are no design objections to this proposal. The application is for a simple garage extension and replacement roof, all of which will have a secondary and subordinate relationship with the main house. It is acknowledged that there is preference for extensions to be sat back behind the principal elevation of the house but in this instance the existing garage already projects beyond the principal wall. This proposal does not involve increasing the projection depth, rather it is extending and slightly remodelling the existing garage. The application form confirms that all new tiles and brickwork will match as closely as possible those on the existing house, and this is welcomed. Although much of the new roof will be flat, this is the case for the existing garage. Approval of this application would allow the flat roof to be masked to a certain degree by the partial roof slope.

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
The application property occupies an end of cul-de-sac location. There are no amenity issues with any property to the rear, due to separations distances, boundary treatments and the minor nature of the proposal. The alterations will be seen from properties on the other side of the road, however there will be no adverse amenity impact to these houses. The neighbour to the north-east (number 16 Dove Road) is the closest property to the proposed extension. A site visit confirmed that the proposed extensions/alterations would not result in any adverse overlooking/overbearing relationship. Number 16 sits at a slightly higher land level than the application site and does not have any principal windows within its side wall which would be impacted upon.

Parking
The development does not involve the loss of any car parking space, the garage is to be retained and no part of the drive will be lost.

Drainage
Severn Trent Water have confirmed they have no objections to the application and that no drainage condition is required. Severn Trent do state that there is a public 300mm surface water sewer located within the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. Severn Trent provide further information which, in the event of the application being approved, could be relayed to the applicant/developer via informative notes on the decision notice.

Coal
Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION :
Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 2/3/2021.

X

Signed by: Jane Colley Signature
On behalf of Staffordshire Moorlands District Council