

DELEGATED DECISION REPORT

SMD/2021/0243
Valid 20/04/2021

23 BLYTHE MOUNT PARK
BLYTHE BRIDGE

ALUMINIUM FRAMED GLASS
CANOPY OVER REAR PATIO
AREA.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is located at the end of a cul-de-sac which is made up of 1960s semi-detached dwellings within the village of Blythe Bridge.

The application site comprises a semi-detached dwelling and detached single garage that are set back from the highway as there is a large landscaped front garden and driveway that can accommodate at most 2 cars off road. The garage itself has two adjoining sheds that juts out from the rear and side elevation; both sheds were erected 10 years ago and therefore are extent from planning. The dwelling itself is constructed of red brick facings and red/brown tiled hipped roof and has previously extended to the rear via a single storey extension that extends out 3m from the original wall. To the rear, there is a modest garden bordered by approx. 2.5m high timber fencing and concrete gravel boards that screens views of both the handed property at No. 21 and No. 25 Blythe Mount Park.

PROPOSAL

Planning permission is sought for a 3m length glazed canopy that will adjoin the existing 3m length single storey rear extension. The lean-to canopy will extend the full width of the rear elevation and have a ridge height of 2.5m and slope down to 2.3m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph 127

SITE HISTORY

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 2/06/21

Neighbour consultation period ends: 11/05/21

Press Advert: N/A

Public Comments

Neighbours	None received
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Town / Parish Comments	None received
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Severn Trent Waters	No objection subject to informatives
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Tree Officer	None received
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OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Blythe Bridge 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 and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS8 of the Local Plan.

Design and visual impact

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

The proposed canopy will be located to the rear and will not be seen from the public street-scene and as such, the character of the area will be maintained. When considering the visual impact to the property, the canopy will be sympathetic and subservient with the main dwelling as it is a light structure and single storey. The length of the extension will undoubtedly elongate the built-up living area however on balance, the scale of the canopy will be in portion with the dwelling and the space it sits within.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

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

The main neighbouring properties that this proposal would impact upon are the neighbouring properties at: No.21 and No.25 Blythe Mount Park.

No. 21 adjoins the property and shares a boundary fence that has a height of 2.5m at ground floor level from the applicant's side. The neighbour has a low-raise conservatory that extends the same length as the applicant's rear extension that the canopy will protrude from. It is not understood whether the neighbour's ground level is higher than the applicant's ground level to warrant the 2.5m high fence to be considered permitted development or when this was erected but nevertheless, the views of the canopy will be well screened by the fence so that only 0.3m of the canopy will be seen which is considered marginal. In addition, the canopy will be made of glass which is considered a light material and be an open structure so not to appear overbearing nor cause loss of light to the neighbour's habitable room.

Regarding the neighbouring amenity at No.25, this is located to the west of the property; there is a small obscure glazed window on the first floor side elevation that serves a non-habitable room which faces the applicant's rear garden. The views from the neighbour's window will not be affected and as such, their amenity will be maintained. Therefore, the neighbour's amenity will be maintained and accords with Policy DC1.

Highway Safety

The canopy will not increase the number of bedrooms and as evident from the Highway officer's response, no objections have been raised.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

CONCLUSION

The proposal would not harm the visual or residential amenities of the area and therefore complies with the Council's adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 27/05/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council