

DELEGATED DECISION REPORT

SMD/2021/0244
Valid 20/04/2021

50 CROSSFIELD AVENUE
BLYTHE BRIDGE

FIRST FLOOR EXTENSION
ABOVE EXISTING SHOWER
ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

50 Crossfield Avenue sits within a row of 4 detached houses in the village boundary of Blythe Bridge. The dwellings are predominantly of brick construction, concrete tiles and are distinctive by its double front gables amongst immediate semi-detached 1960s dwellings. Within the immediate setting, it sits within a residential suburb that are made up of 1960s semi-detached dwellings of similar character and appearance.

The dwelling itself features a front gable and a lean-to single storey front extension that sits within the return of the building. The application site includes a front landscape garden, a side driveway that leads to a detached single garage setback from the rear dwelling. The property has previously extended having installed a conservatory to the rear and first floor extension.

PROPOSAL

The applicant seeks planning permission to create a first floor front gable which will serve an additional bedroom. It will incorporate the existing lean-to porch and will infill the return of the building on the first floor. The ridge of the proposed gable (6.5m), fenestration and materials will be identical and flush with the existing front gable (2.4m).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY

SMD/1993/0926	Certificate of lawful development in respect of conservatory	Approved 17/05/1993
SMD/2003/1326	Rear conservatory	Approved 27/01/2004
SMD/2005/0672	First floor front extension	Approved 07/10/2005

CONSULTATIONS

Publicity

Site Notice expiry date: 03/06/21
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

Staffordshire County Council Highways	No objection
Severn Trent Water	No response received
Councillors	No response received
Neighbours	No response received
Parish Council	No response received

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

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.

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.

When considering the wider visual impact, the application site sits within a row of detached dwellings that all share, except the application site, distinctive two front gables.

It is considered that front gable addition is a modest addition that will undoubtedly enhance the row of houses it is part of by continuing this two front gable feature in a sympathetic manner. The applicant will use materials that match the existing dwelling and as such, will be visually acceptable. It is noted that a similar extension was approved in 2005 to this property, and although it has lapsed it is not considered that there have been any significant changes in circumstances on site since that time. Whilst the new local plan and design guide have been adopted, the proposal is still considered to comply with those requirements. It is noted that the neighbouring dwelling has been extended in a similar style.

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

Neighbouring Amenity

Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

With regards to residential amenity, the first floor extension will serve a front window serving an additional bedroom. No side windows have been proposed. It is considered that the immediate neighbour at No.51, to the east of the application site will be maintained as the extension will be in line with the neighbour's building line and retain the same separation distance to not cause any overlooking nor overbearing issues. In addition, the neighbour's property does not feature a first floor side window that directly faces the proposed extension and as such, loss of light into this property is considered negligible. Similarly the proposal falls in line with no.49 and therefore no overshadowing of the front of that dwelling would occur, given the presence of the existing gable. This assessment is backed by there being no objection from the neighbouring properties to the proposal.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

For a dwelling consisting of four bedroom units, a minimum of three parking spaces are recommended. The proposal would not affect the two existing parking provisions on the driveway and garage that can accommodate an additional parking space. Thus, three parking spaces are available following the proposal.

This assessment is comparable with County Highway officer's comments whom has raised no objection.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. No response was received. Nevertheless, the case officer is of the opinion that the proposal will not impact the existing drainage as it will utilise the existing footprint and will build upon the ground floor lean-to. Should there be an issue arise in the future, this is a matter between Severn Trent Waters and the occupiers of the application site.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION :Approval

Case Officer: Lisa Li

Recommendation Date: 15/06/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council