

DELEGATED DECISION REPORT

SMD/2021/0404
Valid 30/06/2021

17 CROSSFIELD AVENUE
BLYTHE BRIDGE

TWO STOREY SIDE AND REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design/visual impact
- Neighbour amenity
- Drainage
- Parking

DESCRIPTION OF SITE

The application site is number 17 Crossfield Avenue Blythe Bridge, a semi-detached, two-storey, brick and tile dwelling located within the Blythe Bridge and Forsbrook Village Development Boundary. The dwelling benefits from off-road parking (drive) and has front and rear gardens. Land levels within the site are generally flat. There are no Listed Buildings within close proximity to the property. The site does not form part of any Conservation Area and contains no Listed Buildings or protected trees.

PROPOSAL

The application is for a two-storey side and single-storey rear extension. The rear extension would provide an open-plan kitchen/family room. The two-storey side extension would provide (at ground floor level) a cycle store and a third bedroom at first floor level. The plans show that all new bricks and roof tiles will match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Supplementary Planning Guidance

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

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

SMD/2019/0277	Proposed single storey rear extension and erection of single storey detached building to provide ancillary domestic accommodation. Approved.
SMD/2020/0450	Two storey side and rear extension providing kitchen and family area with bedroom and bathroom over, single storey rear extension. Refused.

CONSULTATIONS

Publicity

Site Notice: Expired
Neighbour consultation period ends: 26/07/2021.

Public Comments: No representations received during the statutory consultation period.

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

Staffordshire County Council Highways: No objections.

Severn Trent water: No objections and no drainage conditions required.- Advise there may be a public sewer located within the application site.

OFFICER COMMENTS

Principle of Development

The application site is located within the Blythe Bridge and Forsbrook Village Development Boundary. Blythe Bridge is identified within Local Plan policy SS8 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.

It is noted that there is an extant permission on this site (SMD/2019/0277) which includes a rear extension and detached building at the rear of the house which has approval for use as domestic accommodation (bedroom, dressing room and en-suite).

Design/visual impact

There are no objections to the design of the extension. In respect of the side extension, the lower ridge line and recessed roof slope and front walls, ensure that the enlargement will have a subordinate and secondary relationship with the existing house. The proposed use of matching brickwork and tiles is welcomed. The rear extension is simple in its appearance with the use of a shallow sloping roof and matching bricks and tiles. There are no concerns in terms of any wider visual impact, this is a residential area where extensions and alterations to dwellings have previously taken place. This proposal will not be out of keeping with the area.

Neighbour amenity

Previous applications have resulted in concerns being expressed about the impact that any two-storey side extension may have upon the amenity of number 16 Crossfield Avenue. Number 16 has a principal kitchen window within its side wall. The scheme now submitted (whilst still proposing a two-storey side extension) does not include the side extension being directly in front of the neighbours kitchen window. The side extension will only extend to a depth of just over half that of the existing house, avoiding the neighbours kitchen window.

The rear extension would sit close to the boundary with number 18 Crossfield Avenue however there would not be any breach of the space about dwellings standards due to number 18 benefitting from a rear conservatory.

Drainage

Severn Trent Water (STW) have confirmed that they have no objections to the application and do not require any drainage conditions. STW do state that there may be a public sewer within the application site. It is recommended that in the event of planning permission being approved, that informative notes are added to the decision to remind/inform the applicant/developer of their responsibilities regarding development in close proximity to a sewer.

Parking

The application proposes a bedroom. The 'as proposed' plans label the new room as a 3rd bedroom and show that the applicants are intending on using the existing 3rd bedroom/box room as a study. However, as this room was previously marked as a bedroom, it is reasonable to consider that, once extended, the house would become a 4 bedroom dwelling. There is also an extant permission for a detached annex at the rear of the house, containing one bedroom. It would be possible to build this annex as well as constructing the two-storey side extension which forms part of this application. Should both of these developments be implemented then the dwelling would have a total of 5 bedrooms. A 5 bedroom property (which this has the potential to be) requires 3 off-road parking spaces. The applicants have confirmed that additional parking will be formed across the front of the house and that the dropped kerb will be widened. An amended plan has been submitted to demonstrate this. County Highways have no objections to the application. Planning officers consider the additional parking space to be acceptable and results in compliance with the Local Plan requirements.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 02/09/2021.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council