

DELEGATED DECISION REPORT

SMD/2021/0621
Valid 28/09/2021

3
HELVELLYN WOODLANDS
LANE
BLYTHE BRIDGE

SINGLE STOREY REAR
EXTENSION TO BUNGALOW

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is a detached bungalow south of the village of Forsbrook. It sits at the end of a row of detached houses along Woodlands Lane within the countryside. There is an outbuilding and small garden that serves the modest property. To the rear and side of the property, there is a new housing development being built.

PROPOSAL

This application seeks approval for a single storey extension to the rear of the bungalow. It features a flat roof and a roof lantern that will serve the extended kitchen.

The single storey extension will have a length of 2.25metres and a width of 5.8metres. The total height of the extension will be 3.2metres and eaves height of 2.6metres.

Planning was originally submitted under a certificate of lawfulness. However, the height of the extension was higher than the eaves of the dwelling. The applicant has submitted the scheme under a householder application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10	Other Rural Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2021/0523	Certificate of lawfulness for a proposed rear extension	04/10/2021 Refused
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CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 21/10/21

Public Comments

Neighbour comments

No neighbour representative received

OFFICER COMMENTS

Principle of Development

The application site is located within the settlement boundary for Blythe Bridge where extensions, such as this proposal, are acceptable provided they are appropriate in scale and design and protect and enhance the character of the settlement.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design.

Design

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.

With regards to the impact on the character and appearance of the bungalow, the single storey extension does appear functional via its flat roof that will serve only to enlarge the existing kitchen; However on balance, the extension sits to the rear of the property where it would not appear prominent within the immediate neighbours as it is positioned at the far end of the cul-de-sac and is considerably modest in scale. Furthermore, the extension is modest in scale that will have a lower ridge height to the host dwelling to remain subservient. From this, it is recognised that whilst it is practical in appearance, the extension is modest and does not affect the character nor setting of the row of houses along Woodlands Lane.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

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

Impact to 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.

Given the position of the extension and where the window/ patio door will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbours as the new windows look into the rear garden and will face the applicant's boundary fence.

Given the modest footprint of the extension, it's single storey nature and the distance to boundaries no overshadowing will occur.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking. The extension will not increase the number of bedrooms and therefore, current parking arrangements will remain acceptable to meet Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal is considered acceptable as it does not affect the street-scene 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 : Approve

Case Officer: Lisa Li

Recommendation Date: 02/12/21

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Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council