

DELEGATED DECISION REPORT

SMD/2021/0677
Valid 20/10/2021

10 LIMWOOD CLOSE
BLYTHE BRIDGE

TWO-STOREY SIDE
EXTENSION, FRONT PORCH
LEAN-TO AND REPLACEMENT
SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached dwellinghouse constructed of brick with a pitched roof tiled in concrete interlocking tiles. The ground floor front elevation of the dwellinghouse is rendered and the ground floor front window comprises a bay. A flat roof canopy extends from the bay window and above the front door. A detached, flat roofed garage is located in the rear garden of the dwellinghouse and a driveway extends along the side of the property. The front garden has been largely paved to provide an area of off-street parking.

The application site is located in the Development Boundary of Blythe Bridge; a larger village. It is sited on a residential street with dwellinghouses of a similar style and design.

PROPOSAL

Full planning permission is sought for the erection of a two-storey side extension, a single storey rear extension and a front porch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None of relevance to this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/11/2021

Neighbour consultation period ends: 11/11/2021

Press Advert: N/A

Public Comments: One comment has been received that objects to the proposed development on the following grounds:

- Out of character with the street scene due to the forward projection and no render to the side extension.
- There will not be space for the parking of the applicant's three vehicles if the extension is built. The road isn't wide enough to park a vehicle on.
- Reduction in light to a side window that serves the landing and stairs. The extension will be within 40 degrees when measured from this window.
- Reduction in privacy from the proposed rear store room window if it is clear glazed as it will overlook their rear garden.

The neighbour has also raised concern regarding damage to their property from the proposed development however, this is not a material planning consideration; it would be a civil matter between the applicant and the landowner. Likewise, the hanging of gates off the neighbour's garage wall and the positioning of scaffolding on the neighbour's garage roof would have to be done with the agreement of the landowner. The loss of a view over private land is also not a material planning consideration.

Town / Parish Comments: None received.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date,

granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Blythe Bridge; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in the Development Boundaries of villages are considered acceptable in principle as they accord with both local and national planning policy.

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.

Paragraph 130 of the NPPF (2021) 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.

The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed two-storey side extension will extend 1.9 metres from the side elevation of the original dwellinghouse, leaving a gap of 885mm between the side wall and the shared side boundary. The two-storey extension will be set back from the front elevation of the original dwellinghouse at the first floor level. The ground floor will project 1.2 metres forward of the original front elevation and will adjoin a proposed front porch. A mono-pitch roof will be positioned above both the proposed porch and the ground floor front elevation of the two-storey side extension. The two-storey side extension will not extend beyond the rear elevation of the original dwellinghouse.

A single storey extension will be erected to the rear of the dwellinghouse that will project 2.1 metres into the rear garden and will occupy the full width of the original dwellinghouse plus the proposed two-storey side extension. It will comprise a

conservatory with solid walls to either side and a glazed mono-pitch roof. It is proposed to demolish the existing single storey garage in the rear garden.

The proposed extensions will be constructed of brick and tile to match those on the existing dwellinghouse. The proposed two-storey extension will appear subordinate due to it being set back from the front elevation of the original dwellinghouse at first floor level and will have a lower ridge height. The rear extension will not be visible from the street scene.

A neighbour has raised concern regarding the projection of the extension beyond the front elevation of the dwellinghouse and considers this to be out-of-character with the street scene. However, a similar sized porch could be erected projecting forward of the original front elevation of the dwellinghouse without requiring planning permission. Given the small scale of the forward projection it is not considered to be out-of-character with the street scene.

A neighbour has also raised concern that the proposed two-storey extension will not be rendered and therefore it will be out-of-character with the existing dwellinghouse and the street scene. The front elevation of the existing dwellinghouse comprises render to the ground floor and brick to the first floor, whilst the remainder of the dwellinghouse is constructed of brick. Render is omitted from both the existing and proposed drawings that have been submitted, not just the proposed, and therefore it is considered that this is an error. A condition should be attached that requires the ground floor front elevation of the proposed extension to be rendered to match the existing dwellinghouse.

Subject to the imposition of such a condition, it is considered that the proposed development will comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The first floor bedroom window within the front elevation of the two-storey side extension will comply with the Space About Dwellings SPG in respect of the property on the opposite side of the road, No. 3 Limewood Close. The ground floor window, whilst projecting marginally closer to this dwellinghouse, will serve a non-habitable room (a shower room) and therefore it will not adversely affect the amenity of this property.

The distance between the dwellinghouse and the dwellinghouse to the rear, No. 18 Elmwood Close, is approximately 20 metres; less than the 22 metres specified by the Space About Dwellings SPG. The proposed rear extension will reduce this distance by a further two metres to 18 metres. The proposed rear extension will be single storey. A closed boarded fence of approximately 1.5 metres in height forms the rear boundary treatment between the properties and the neighbouring property has a hedge growing above the height of the fence that is within their control. The

majority of the proposed extension will therefore be screened by the existing boundary treatment and will not result in a loss of privacy to this property.

A first floor window is proposed within the rear elevation of the two-storey side extension. However, this will be sited in-line with the original rear elevation of the dwellinghouse. Therefore any view from this window towards the dwellinghouse to the rear will be no worse than the view from the existing first floor rear windows. It is therefore not considered that this window will adversely affect the amenity of No. 18 Elmwood Close.

The attached neighbouring property to the east, No. 12 Limewood Close, has been extended to the rear with a single storey conservatory. A closed boarded fence of approximately 1.5 metres in height forms the boundary treatment between the two properties. The proposed rear extension will be stepped away from the shared boundary and will not project as far into the rear garden as the neighbour's conservatory, therefore it will comply with the 45-degree guideline. No windows are proposed within the side elevation of the extension facing towards No. 12. It is for these reasons that the proposed extension will not have a detrimental affect on the amenity of No. 12 Limewood Close.

No. 8 Limewood Close is located to the west of the application site. The neighbouring property has a single storey flat roofed garage attached to the side elevation of the dwellinghouse. The garage has been built up to the boundary shared with the application site. 1no. first floor window is located in the side elevation of No. 8 that faces towards the application site. The neighbour has raised concern that the proposed two-storey side extension will result in a loss of light to this window. However, the neighbour's first floor side window serves a landing and stairs and therefore it does not comprise a habitable room. There is no provision to protect the amenity of windows serving non-habitable rooms and therefore there is no impact on amenity arising from the proposed development.

The proposed extension will comply with the 45-degree guideline in respect of both the front and rear elevations of No. 8 Limewood Close and therefore it will not result in an overbearing effect on the amenity of this property. No windows are proposed in the side elevation of the proposed extension facing towards No. 8.

The neighbour has raised concern regarding the proximity of the first floor window within the rear elevation of the proposed two-storey extension from their boundary and consider that it will result in overlooking of their rear garden and an adverse impact on their privacy. The proposed window is to serve a 'storage room' however the window is proposed to be clear glazed and opening. The window would be sited in close proximity to the boundary shared with No. 8 and would have an oblique view over the rear garden of the neighbouring property. It will also create the perception of overlooking. It is therefore agreed that the window will adversely affect the privacy of No. 8 Limewood Close.

The use of the room is for non-habitable purposes as a store room, as it is too small to be classified/used as a bedroom. To prevent any issues with amenity, it is recommended that a condition is attached that requires this window to be obscure

glazed and non-opening for the lifetime of the development. This is possible, given the proposed use of the room for non-habitable purposes.

Subject to the imposition of the proposed condition, the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021), in respect of amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The submitted first floor plan shows that the proposed extensions will result in the dwellinghouse having 3no. bedrooms and a 4th room that has been labelled as 'storage'. The 'storage' room measures 4 square metres and therefore, according to the Nationally Described Space Standards, it does not meet the minimum size for a single bedroom. The requirement that the window to this room should be obscure glazed and fixed (see 'Amenity' section) will also ensure that the room cannot be used as a bedroom, as it will not comply with Building Regulations in respect of fire regulations. This concludes that the dwellinghouse will be a three bedroomed property.

The proposed extension will be constructed on part of the property's existing driveway and will result in the demolition of the existing detached garage that is located in the rear garden of the property. The Parking Standards detailed at Appendix 2 of the Local Plan (2020) indicate that a dwellinghouse with 3-bedrooms is required to provide 2no. off-street parking spaces. The Planning Officer requested the submission of a parking plan to indicate that 2no. parking spaces could be accommodated within the front garden. This resulted in the proposed porch being reduced in scale in order to accommodate the required level of parking.

A neighbour raised concern that the development will result in insufficient space for the applicant's 3no. cars. However, as detailed above, only 2no. off-street parking spaces are required to comply with the Council's Parking Standards.

Subject to a condition requiring the development to be built in accordance with the parking plan, the proposed development will not have a detrimental effect on highway safety and will policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

The concerns of the neighbour have been taken into consideration however, subject to conditions, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 15/12/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council