

DELEGATED DECISION REPORT

SMD/2021/0644
Valid 06/10/2021

82 ST GOTTHARD
CAVERSWALL ROAD
BLYTHE BRIDGE

TWO STOREY REAR AND
SINGLE STOREY PORCH AND
SIDE EXTENSIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

This application relates to a site positioned on the eastern side of Caverswall Road, within the Blythe Bridge settlement boundary. The site comprises of a detached dwellinghouse setback from the row of neighbours that sit along this road. The property itself features a catslide roof and is made up of red brick with brown tiles and features yellow brick to the front.

Immediately to the west of the site, there is a public footpath that runs along the perimeter of the site's border and No.88. The neighbour at No.88 is well screened by mature conifers that borders along the public footpath and to the rear. The street scene is characterised by dwellings of varying architectural character and design.

PROPOSAL

Planning permission is sought for a single storey side extension, a front porch and a part single part two storey rear extension.

The two storey rear element will feature a projecting gable that will extend out 3.8m from the original rear wall. It will accommodate a new dining room and master suite on the upper floor which opens out onto a Juliet balcony. The single storey rear extension will sit flush with the two storey element and will accommodate the extended living area on the ground floor and a balcony above the flat roof.

To the side, the single storey side extension will feature a lean-to roof and accommodate the garden room. It is setback 9m from the internal garage.

To the front, the applicant seeks planning for a porch that will run along the front elevation.

The applicant intends to incorporate roof lights to the front and rear of the main roof. This can be done under permitted development.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS9 Smaller Villages Areas Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 28/10/21

Press Advert: N/A

Public Comments

Neighbour comments None received

Forsbrook Parish Comments No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Blythe Bridge.

The application site is identified within Local Plan policy SS9, as forming part of a 'Smaller village.' There are no 'in principle' objections to a domestic extension.

Matters such as design, visual impact, archaeology, neighbour amenity, the coal-development area and drainage must be considered.

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.

Majority of the works is located to the rear of the property with the exception of a lean to extension to the side and porch that will run along the front elevation; the side extension will not appear prominent as it is setback 9m from the front garage and the dwelling itself is setback from a row of dwellings west of the site. Given how at odds

the site is compared to the rest of the neighbours, the immediate street-scene will be maintained.

It was recognised that the roof slope and fenestrations will not match the main roof however on balance, the proposed design will reduce the stark amount of tiles seen from the front particularly with the new porch being introduced and therefore in turn, avoid a top-heavy appearance.

Referring to the rear, the two storey and single storey rear extension will add considerable bulk to the dwelling as the applicant looks to extend the property by an additional 3.7m from the rear elevation. Nevertheless, the site offers the space to extend to the rear and the loss of the garden to the rear is compensated by the large front garden that the applicant looks to retain. In addition, the extension will not be seen from the street-scene and less so from the side owing to the neighbour's high fencing and large conifers it sits close to. Overall, the scheme is deemed visually acceptable that utilises the views from the open countryside to the rear and does not affect the street-scene that is made up of dwellings of varying designs and appearances.

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.

The side extension will be positioned to the eastern side of the property, next to the border of No.88 Caverswall Road. The property at No.88 sits at least 40m from east of the applicant's property and is well screened by large mature conifers that borders property. A large first floor balcony area is proposed. Whilst such features are normally regarded as being unneighbourly, in this case, exceptionally, given the distance to the neighbouring property together with the screened border, the impact that this proposed development will have on the neighbour at No.88 is negligible.

Referring to No.84, this property will not be overlooked by the balcony due to the proposed projecting 2 storey gable. This property sits to the west of the site and is on a considerably lower gradient than the applicant's property. Two thirds of the neighbour's property sits further out than the applicant's property and the nearest room that the two storey rear extension will likely affect is the neighbour's snug room.

Taking into consideration the topography and position of the neighbour's property at No.84, the direction of sunlight into the neighbour's snug room will already be infringed by the higher ground that the applicant's property sits upon; any light into this snug room by midday will be already be lost by the ground level. Therefore, while the extension will be considerably large and may affect the direction of daylight into the nearest habitable room, the harm will be not as adverse than what is already there. Furthermore, any potential overlooking from the proposed master room will be

avoided as it sits further out than the neighbour's property and the Juliet balcony will be restrict direct views into the neighbour's garden amenity.

It is noted that no objections have been received from either neighbour. 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 road parking. No additional bedrooms have been proposed. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with 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 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 : Approve

Case Officer: Lisa Li

Recommendation Date: 06/01/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council