

DELEGATED DECISION REPORT

SMD/2021/0711
Valid 19/11/2021

3 POPLAR CLOSE
BLYTHE BRIDGE

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Flood Zone

DESCRIPTION OF SITE

3 Poplar Close is a semi-detached and previously extended (rear conservatory), two-storey dwelling occupying a visually prominent roadside position. Land levels within the site are generally flat. There is off-road parking (drive and garage) and amenity space at the front and rear of the house. Boundaries are marked by fencing and blockwork wall.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary and Flood zone 2. The site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A single-storey, pitched roof rear extension containing roof lights and bi-folding doors. The external walls are proposed to be finished with render and the roof finished with concrete interlocking tiles. The extension would allow the formation of an open-plan kitchen/dining/family room. Further internal alterations would provide for a separate utility room and a WC.

The application is accompanied by a brief Flood Risk statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy
SD5 Flood Risk
DC1 Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 12: Achieving well-designed places
- 14: Meeting the challenge of climate change, flooding and coastal change.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period ends: 14/12/2021.

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

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

Staffordshire County Council Flood Risk Management: We note that the site is within the EA Flood Zone 2, with the main risk of flooding from the local Forsbrook watercourse (Main River at this location). The EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, so we recommend you contact them for comment. Where the EA do not provide bespoke comments, you should be guided to their standing advice.

Severn Trent Water: No representations received within the statutory consultation period.

Environment Agency: We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. As the proposed extension less than 250m² in Flood Zone 2 as defined by the Planning Practice Guidance of the National Planning Policy Framework, this planning application sits within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our website at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>. Therefore, we have no further comments to make.

OFFICER COMMENTS

Principle of development

The application site is located within the Blythe Bridge 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, parking and the fact that the site is within Flood Zone 2.

Design and visual impact

The proposal involves the replacement of the existing conservatory with a pitched roof, gable style extension. Rooflights would be inserted and bi-fold doors will allow access to the rear garden/patio area. There are no concerns regarding the size/proportions of the extension in relation to the existing house. It is noted that the rear extension would be finished in render; the applicant has confirmed (email) that the extension render would be the same colour as that at the front of the house. The house is mainly constructed using brickwork but there is a small section of wall on the front elevation around the door and bow window, that has a render finish. Whilst render use would be a deviation away from the building materials at the back of the house, and is considered to represent poor design, in this instance, given that there is already render on the property it is not considered that a refusal on these grounds would be sustainable.

The application form states the use of concrete interlocking roof tiles 'to suit proposed pitch.' It is considered reasonable to add a condition to secure the exact type of tile, as there may be some difference from those of the main roof due to the shallow slope of the extension roof. It would not necessarily be a problem (opinion reserved until details known) if there was a slight difference in tile, but the proposed type needs to be clarified.

In terms of wider visual matters, the proposal would have very little impact. The extension would mainly be blocked from roadside views by the existing house and its neighbours. Some side wall views of the addition (from the road) may be possible but it would not form a significantly visual part of the street scene at this point. It is also for this reason that the use of render is considered acceptable.

Neighbour amenity

There are no amenity issues in respect of the Elmwood Drive dwellings to the rear. There is a sufficient separation distance and the extension is single-storey only, therefore no overlooking issues.

The attached dwelling (1 Poplar Close) benefits from a rear conservatory. Whilst the proposed extension will project slightly further back than this conservatory (shown on plans), there are no Space About Dwellings concerns in respect of overlooking/overbearing development. It is noted that there are no representations from number 1 Poplar Close.

Number 5 Poplar Close is located to the south-east. Number 3 and number 5 are separated by their respective driveways and boundary fencing. There are no principal windows within the side facing wall of number 5 and no overbearing relationship would occur. It appears that number 5 has an extant planning permission (works implemented) for a side extension which would be sited close to the shared boundary, this consent does not include any side facing windows. Furthermore this property is to the south east of the application site.

For the reasons outlined above, it is concluded that the proposed rear extension would be acceptable in terms of neighbour amenity impact.

Parking

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the rear extension will not reduce the amount of on site parking.

Flood Zone

The site is within Flood Zone 2. Both the Environment Agency and Staffordshire County Council Flood Risk Management Team have been consulted on the application. Of note are the comments from the Environment Agency stating that 'We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. As the proposed extension less than 250m² in Flood Zone 2 as defined by the Planning Practice Guidance of the National Planning Policy Framework, this planning application sits within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our website at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>. Therefore, we have no further comments to make.'

The applicant has submitted a brief statement regarding flood risk which reads as follows

'This particular application is for a small single storey rear extension only. The extension replaces an existing conservatory structure, and an existing hardstanding forming a rear garden patio. The impact of any surface run off attributed to the proposed extension will be negligible compared to what is there presently. There will be a single down pipe serving the proposed extension, as there is currently for the existing conservatory structure. The new downpipe will dispense into a new soakaway located within the rear garden area subject to ground conditions and building control approval. If this isn't possible the down pipe will connect into the existing surface water drainage system as the existing downpipe does presently. The volume of water attributed to the proposed extension compared to the existing conservatory structure is considered negligible. The floor level of the proposed extension will match that to the existing property, with ground levels positioned a minimum 150mm below FFL. Any risk of flooding within the property therefore will be no worse than that of the original house.'

The Environment Agency's standing advice states that floor levels for minor extensions must be either no lower than existing floor levels or 300mm above estimated flood level. It can be seen from the proposed elevation and floor plan that the proposed floor level is the same as the existing, certainly no lower. As such, it is considered that the proposed development meets the standard required in the Environment Agency standing advice.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approve subject to conditions and informative notes.

Case Officer: Lisa Jackson

Recommendation Date: 13/1/2022.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council