DELEGATED DECISION REPORT

SMD/2021/0813 **Valid 08/12/2021**	**STANLEY HOUSE** **27 CAVERSWALL ROAD** **BLYTHE BRIDGE**	**PROPOSED REPLACEMENT SUNROOM EXTENSION AT REAR.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Character and appearance
- Neighbour amenity

DESCRIPTION OF SITE
Split level, large previously extended detached modern style 20th C dwelling. Faces open countryside to the rear (west).

PROPOSAL
The proposal effectively infills a narrow terrace along part of the rear elevation creating a mainly glazed, mid-height spreading gable.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/1208 – replace flat dormer roofs with pitched roofs – approved
00/01210/FUL – garage – approved
13/00717/FUL – rear and side extension – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17th March 2022
Neighbour consultation period ends: 4th Jan 2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Forsbrook Parish Council - none

OFFICER COMMENTS

Principle of Development

Within the Blythe Bridge Development Boundary therefore development acceptable in principle. The main issues are as stated at the head of this report.

Design

The proposal is a minor addition which is consistent with the overall building style and previous additions and therefore neutral in its effects. The building rear already presents an arguably disparate appearance. This proposal could in fact be seen as improving matters by adding a dual pitched roof and glazed gable where at present there is a flat roof and glazed verandah of slightly makeshift appearance.

Amenity

The dwelling has a large plot and outdoor space is not compromised by the proposal.

There is potential for some public visibility from a public footpath right of way some 60m to the north but the extension on this scale and taking account of the design comments would not be prominent at that range nor appear discordant.

There is an oblique layout juxtaposition with 31 Caverswall Road to the north but no increase in overlooking impacts as a result of this proposal.

CONCLUSION / PLANNING BALANCE
As a rear elevation and with no significant adverse impacts identified the application is recommended for approval. Although significantly previously extended this addition amounts to a minor alteration to what has gone before.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 15th March 2022



X

On behalf of Staffordshire Moorlands District Council