

DELEGATED DECISION REPORT

SMD/2022/0159
Valid 23/03/2022

5 ELMWOOD CLOSE
BLYTHE BRIDGE ST11 9LT

TWO STOREY SIDE AND
SINGLE STOREY REAR
EXTENSIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

The application site is 5 Elmwood Close, Blythe Bridge, a two-storey, semi-detached dwelling situated at the end of a cul-de-sac. The property has garden to the front and rear of the house as well as off-road parking (drive and garage, which will be demolished). There are no significant land level variations within the site and boundaries consist of timber fencing. The dwelling is located within a well-established residential area. For the purposes of planning policy consideration, the application site is located within the Blythe Bridge and Forsbrook Ward. The property is not located within a Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for a single storey rear extension enlarging the dining room and kitchen - considered permitted development (3m projection, height not exceeding 4m and eaves height not exceeding 3m, as within 2m of the boundary) and a two storey side extension, first floor to be stepped in on the frontage, with works extended out at ground floor, with the addition of lean-to roof canopy spanning across the front of the house. The additional first-floor accommodation will provide the applicants with a large bedroom, a bathroom and dressing room. Windows would be inserted into the front and rear elevations only and matching bricks and tiles would be used. The existing garage to be demolished.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles SS8 Larger Villages Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to 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
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS**Publicity**

Site Notice expiry date: 9 May 2022

Neighbour consultation period ends: 15 April 2022

Public Comments

No representations received during the determination period.

Town / Parish Comments

No representations received during the consultation period.

Staffordshire County Council Highways

No comments received during the determination period.

Severn Trent Water

No comments received during the determination period.

OFFICER COMMENTS**Principle of Development**

Local Plan policy SS8 identifies the Blythe Bridge and Forsbrook areas 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, drainage and parking provision.

Design & Visual Impact

There are no design objections to the proposal. The extension to the side of the dwelling, would have a lower ridge line than the existing and be stepped back from the front wall of the house behind the lean-to roof above the garage and across the frontage. The single storey rear extension is permitted development.

The application form confirms that all new bricks and tiles would match those of the existing house. The additions appear subordinate to the host dwelling, the proportions acceptable and the use of matching materials sympathetic. The extensions will be visible in part from the public realm and from neighbouring gardens, given that the design of the extensions are acceptable, and the fact that this is a residential area consisting of dwellings of varying sizes and design, there are no visual impact concerns.

Amenity

The site is within an urban setting with residential dwellings surrounding the application site, all of which enjoy a degree of overlooking of gardens from first floor windows. The rear and front windows of this property currently look towards neighbouring properties front and rear - the status quo will remain unchanged, with windows proposed on these elevations of the two storey extension.

The application property is a semi-detached dwelling, the neighbour to the east is number 7 Elmwood Close (the attached property). The two storey extension is sited furthest from this neighbour. A timber fence separates the shared boundary between the site and number 7. The single storey extension sits off the shared boundary and projects from the rear elevation by 3 metres. As the dimensions of the rear extension fall within the parameters to be considered permitted development, it is not considered to present any adverse impact to the amenity of occupants of number 7.

To the west is number 3 Elmwood Close, a semi-detached dwelling, extended and occupying its own corner plot - it has a detached garage which bounds part of the application site boundary. It was noted during the site visit that the neighbours first floor windows are set at an acute angle and look across towards the applicant's garden area and due to the positioning and distance between the dwellings the side extension is considered to be acceptable in terms of neighbour amenity impact.

Highway Safety

No issues arise from the proposal

Highway Parking

Approval of this application would result in the property becoming a 3/4 bedroom dwelling where, in accordance with the Appendix 2 parking standards, 3 parking spaces would be required. There is off-road parking at the front of the house for two

vehicles (present at the time of the site visit) and the provision of a garage. There is unrestricted on-street parking.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION:

Conditional Approval

Case Officer: P. Twigg

Recommendation Date: 13/5/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council