**DELEGATED DECISION REPORT**

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| **SMD/2022/0165**<br>**Valid 31/03/2022** | **12 THELMA AVENUE**<br>**BROWN EDGE** | **PROPOSED FRONT OAK PORCH AND STUDY EXTENSION TO SIDE OF PROPERTY.**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

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

**DESCRIPTION OF SITE**
The property sits at the end of a cul-de-sac within the village boundary of Brown Edge. It is a detached property, made up of red brick and tiled roof.

At the time of visit, the property was being renovated; The render has been removed and a new roof has been added together with velux windows. The property has extended via a two storey side extension and single storey rear extension.

**PROPOSAL**
This application seeks approval a porch and single storey side/rear extension. It will accommodate a study room.

The extension will use materials that match the existing.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Staffordshire Moorlands Local Plan (Adopted Sept 2020)**
SS8 – Larger Villages Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

**National Planning Policy Framework**
Section 12: Achieving well-designed places

**SITE HISTORY**

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| SMD/2022/0097 | Lawful development certificate for a proposed front porch and side extension | Refused |

## CONSULTATIONS

**Publicity**
Site Notice expiry date: 20/05/22
Neighbour consultation period ends: 22/04/22

**Public Comments**
Neighbour comments No representatives received

## OFFICER COMMENTS

**Principle of Development**
The application site is located within the Brown Edge 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. This includes design, impact on residential amenity and highway safety.

**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.

The single storey side/ rear extension will be visible from the public street-scene. It is considered that the addition will not appear prominent within the immediate vicinity as the extension will be proportionate with the dwelling that is wide and bulky, as well as, being subservient at single storey level. From this, it is recognised that whilst it will be visible from the street-scene, it is keeping with the overall street-scene.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

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 main neighbouring property that this proposal would impact upon is the neighbouring property 11 Thelma Avenue, located to the west of the application site where the property will extend from.

The position of the extension will inevitable sit closer to 11 Thelma Avenue's curtilage by 4.4m. Following the case officer's site visit, there appeared to be no primary windows that could be affected by the extension that sits on a lower gradient that the immediate neighbour. The extension is not considered to affect the

neighbour's amenity; This opinion is backed by there being no objection from the neighbouring properties to the proposal.

Taking the above into account, 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 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 extension will not reduce the amount of onsite parking. 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: 23/05/22**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**