

DELEGATED DECISION REPORT

SMD/2022/0156
Valid 24/03/2022

2 AUGUSTA CHURNET
ROAD
FORSBROOK

PROPOSED SIDE EXTENSION
FOR SNUG/STUDY, FRONT
ENTRANCE ALTERATIONS
AND GENERAL INTERNAL
ALTERATIONS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site relates to a semi-detached dwelling on a corner plot which fronts Churnet Road and sides with Trent Road. The side elevation of the property is screened by mature hedging that abuts the public highway and beyond this lies a green area of open space and dwellings to the north side of Trent Road. The property features a flat front and rear dormer, a lean to porch and a bow window.

The dwelling is located within Forsbrook within the development boundary of Blythe Bridge Ward.

PROPOSAL

Planning permission is sought for a single storey front/ side extension which will accommodate a wet room and snug room. The extension will replicate the existing bow window and project out 4m from the side elevation. It will have a length of 5m. The existing front door will be repositioned in line with the extension that protrudes out half a metre out from the front elevation. The proposed lean to porch will line with the existing to incorporate the new with the existing. Part of the existing border hedging will be removed.

The extension will use materials that match the existing.

Amended plans were negotiated and submitted by the Agent as the original plans showed a 2m high fence along the border which would appear at odds with the hedging and overall street-scene. The fencing has been removed and reinstated with native planting. The re-amended plan is the final plan which is to be assessed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS6 – Larger Villages Area Strategy
DC1 – Design Considerations

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

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 21/04/22
Neighbour consultation period ends: 20/04/22
Press Advert: N/A

Public Comments

Neighbour comments	One representative -potential overlooking from the proposed front window
Town / Parish Comments	None

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 and neighbour amenity, parking

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 proposal for a single storey front/ side extension will be located to the east to utilise the space that the site currently offers. The overall bulk of the extension is considered modest with only the width and height being the most prominent element of the extension when viewed from Churnet Road. Nevertheless, as the applicant looks to incorporate a matching bow window, centralise the main door with the

extension and continue the line of the existing lean-to porch, the width of the extension is somewhat softened by these integrating features. From this, it is recognised that whilst it will be visible from the street-scene, careful considerations have been made to be in keeping with the overall street-scene.

Whilst the extension is not set back or set down from the front elevation, it is at the end of the row, so no terracing will occur. At single storey any join in materials will be minimal and the overall height is significantly below the main roof so it will appear subordinate. Whilst extension on corner plots can sometimes have adverse street scene impacts, in this case, given the presence of a large road side hedge that is not the case here.

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 extension will be positioned to the side of the property bordering the public footpath. Given the position of the extension and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbours as the new windows look into the public street-scene and would be no different to the existing windows of the dwelling. There are also a number of roof windows proposed to the front rear of the extension however, these will look upwards and face public spaces. The side windows will also face towards the public road and the existing hedge provides screening. Therefore whilst the concerns of the neighbour are noted, a refusal on privacy grounds would not be sustainable.

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. 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: 18/05/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council