

DELEGATED DECISION REPORT

SMD/2022/0185
Valid 21/04/2022

**404 RIVINGTON,
UTTOXETER ROAD,
BLYTHE BRIDGE,
STAFFORDSHIRE, ST11
9ND**

**SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 404 Rivington, Uttoxeter Road, Blythe Bridge, a two-storey, detached dwelling fronting onto Uttoxeter Road. The property has garden to the front and rear of the house as well as off-road parking. There are no significant land level variations within the site and boundaries consist of close boarded 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 area and to be used as a garden room. The extension will protrude from the single storey extension that spans across the full width of the rear elevation. The proposed extension will be flat roofed with a central lantern. Fenestration and brick materials will match the finish of the host property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

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

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0009 Two storey domestic extension – Approved 20/04/2001

CONSULTATIONS

Publicity

Site Notice expiry date: 19 May 2022

Neighbour consultation period ends: 18 May 2022

Public Comments

No representations received during the determination period.

Town / Parish Comments

No representations received during the consultation period.

Severn Trent Water

Comments received advising the applicant email STW on building.over@severntrent.co.uk so that they can discuss the proposed works.

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 rear of the dwelling, would have a eaves line that matches the existing extension. The additional single storey ties in and assimilates with the existing property.

The application form confirms that all new bricks and windows would match those of the existing house. The additions appears subordinate to the host dwelling, the proportions acceptable and the use of matching materials sympathetic. The extensions will be visible in part from neighbouring gardens, given that the design of the extension is 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. The rear windows of this property currently look onto the applicant's garden and the status quo will remain unchanged, with a blank wall facing the neighbouring property and new window looking onto the garden.

The application property is a large, detached dwelling. The neighbour to the west is number 402 Uttoxeter Road. The extension is sited closest to this neighbour, notwithstanding, when considering the positioning of the neighbours nearest principal habitable room window - the proposed extension accords with the 45 degree rule.

A close boarded timber fence separates the shared boundary between the site and number 402. The single storey extension sits off the shared boundary and projects from the rear elevation and is not considered to present any adverse impact to the amenity of occupants of number 402. The extension, due to it's flat roof, is only marginally higher than this fence.

To the west is number 404a Uttoxeter Road. It was noted during the site visit in discussion with this neighbour that he had no objection to the proposal. Due to the separation distance and boundary screening the extension is considered to be acceptable in terms of neighbour amenity impact.

Highway Safety

No issues arise from the proposal

Highway Parking

No additional bedrooms are proposed. There is off-road parking at the front of the house for two+ vehicles. 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: 31/5/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council