

## DELEGATED DECISION REPORT

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SMD/2021/0852

455 UTTOXETER ROAD  
BLYTHE BRIDGE

PROPOSED SINGLE-STOREY  
EXTENSION AND JULIET  
BALCONY.

Valid 24/01/2022

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.

### DESCRIPTION OF SITE

The application site contains a substantially sized, detached dwelling with external amenity space and off-road parking area. Boundaries are marked by brick walls and timber fencing and land levels drop from the roadside in the direction of the rear boundary.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge Development Boundary. The site does not form part of any Conservation Area and there are no listed buildings/structures or any protected trees which need to be considered.

### PROPOSAL

A single-storey, lean-to rear extension to replace a bay window and lean-to brick structures and a new Juliet balcony to replace a first floor bedroom window. New walls are to be brick and the lean-to roof finished in tiles to match those of the existing house.

The plans have been amended following on from officer concerns relating to the originally proposed balcony above the ground floor extension.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

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.

## 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**

|               |                                                                                                      |
|---------------|------------------------------------------------------------------------------------------------------|
| 97/00878/OLD  | Re-instatement of cottage. Approved.                                                                 |
| SMD/2013/1168 | Proposed New Dwelling. Withdrawn                                                                     |
| SMD/2014/0708 | Erection of dwelling (resubmission of SMD/2013/1168. Approved.                                       |
| SMD/2018/0446 | Proposed two storey rear extension to create two vehicle garage, utility and office above. Approved. |

## **CONSULTATIONS**

### Publicity

Site Notice. Expired.  
Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

Parish Council: No representations received within the statutory consultation period.

Flood Risk Management (Staffordshire County Council): No comments to make.

## **OFFICER COMMENTS**

### Principle of Development

The application site is located within the Development Boundary of Blythe Bridge. The area is identified within Local Plan policy SS8 as a 'Larger Village,' where there is support in principle for a range of developments including housing 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 considerations include design, visual impact and neighbour amenity.

### Design and visual impact

There are no concerns regarding design or visual impact. The extension is a small addition at the rear of the property which will replace the bay window and lean-to's, the applicant informs that the works will result in structural improvements. The loss of the bay window is regrettable but the dwelling is not listed, it is not in a Conservation Area and the bay does not form part of the principal elevation. The new addition will simplify this section of rear wall by removing the bay and the two differing height lean-to roofs, it will also allow for easier external access.

Wider visual impact would be limited. It may be possible for the addition to be seen from the roadside but due to its 'rear of house' location, it will not be visually prominent and will not be harmful to the street scene.

#### Neighbour amenity

There are neighbouring dwellings on each side of the application property and also across the road, however, due to positioning and distances involved, the only neighbouring property which need to be considered is number 457 (to the east). Number 457 Utttoxeter Road is set back within its plot, its principal elevation also set behind the area where the proposed extension would be built. The original scheme included a balcony to serve a large bedroom (presumably the principal bedroom due to its size) and there were officer concerns that this may lead to an overlooking/overbearing relationship with the neighbours property and the windows within its principal elevation. The balcony has now been removed in favour of a Juliet balcony which is much more acceptable. Whilst having a slightly larger opening, when compared to the existing window, to serve the Juliet balcony, any overlooking would be no greater than existing. In place of the balcony is now a lean-to roof, the architect has confirmed that the tiles will match those of the existing house.

#### Other Matters

The comments of the LLFA are noted. The rear part of the garden lies within flood zone 2, and outside of the location of the proposed extension. Therefore this would not pose a constraint to the development.

### **CONCLUSION / PLANNING BALANCE**

For the reasons set out within the report, it is recommended that the application is approved subject to conditions.

**OFFICER RECOMMENDATION :** Conditional approval

**Case Officer:** Lisa Jackson

**Recommendation Date:** 12/07/2022.

X *J. Colley*

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**