

DELEGATED DECISION REPORT

SMD/2022/0011
Valid 07/02/2022

342A UTTOXETER ROAD
BLYTHE BRIDGE

FIRST FLOOR BEDROOM
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Highways;
- Drainage

DESCRIPTION OF SITE

A detached, two-storey, render, brick and tile dwelling within the residential area of Blythe Bridge. The dwelling is sat a good distance to the rear of Uttoxeter Road, behind rows of terraced dwellings and shares a boundary with a number of the Elmwood Drive properties to the south. Vehicular access is directly off Uttoxeter Road via a shared driveway running between two rows of terraces. Parking is at the front of the house, land levels within the site are generally flat and boundaries are clearly marked with a mix of timber fencing, brick walls and railings.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. The site does not sit within any Conservation Area, there are no Listed Buildings/structures or protected trees which need to be considered and planning records do not show the site as being within any identified flood zone.

PROPOSAL

A first floor wrap around extension to provide a third bedroom and to increase the size of one of the existing bedrooms. The roof design includes hips and gables, a window to serve bedroom one and a window to serve bedroom number three. The application form states that brick and render are to be used however the plans don't make it clear which elevation will be brick and which would be rendered.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About 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

04/00624/FUL	Conversion of workshop to dwelling. Refused
05/00989/FUL	Conversion of workshop to dwelling. Approved.
06/00067/FUL	Amendment to windows to planning permission 05/00989/FUL. Refused.
06/00739/FUL	Amendments to planning permission 05/00989/FUL. Approved.
07/00761/FUL	Two storey rear and first floor side extension. Refused.
08/00986/FUL	Two storey side extension. Refused.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.

Public Comments: Two letters of representation received. One letter in support of the development and the other objecting. Comments are summarised as follows;

Support

- Development is reasonable and suitable;
- Does not interfere with neighbour's lounge on first floor;
- Request that the builders and construction workers do not block the letter writer's drive at any time, interfere with the quality of their life and give care, thoughtfulness and consideration.

- Dust, waste and residue should be minimised

Objection

Elevation 3

- Very close to boundary;
- Has existing extension;
- Extension would block sky line
- Less light and more bricks and roofs visible from neighbour's kitchen window, conservatory, part of dining room, upstairs bedroom windows and garden;
- How will maintenance and repairs be carried out when so close to the boundary?

Elevation 4

- Privacy issues due to the new windows.

Dwelling already extended with extensions to both sides and over half of the back of the original building.

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

Staffordshire County Council Highways: No objections and no recommended conditions.

Environmental Health: No objections subject to conditions.

OFFICER COMMENTS

Principle of Development

The application site is located within the Development Boundary of Blythe Bridge. Blythe Bridge is identified as a 'Larger village' within the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections in relation to policy SS8, there are other material planning matters to consider which will all be addressed within this report.

It is noted that there are a number of historic planning application linked to this property. The most relevant application is reference 07/00761/FUL which sought consent for a two-storey rear and first floor side extension; this application was refused. The following (first) image shows the refused proposal.

matters could be clarified with a materials condition in the event of planning permission being approved.

Since refusal of the 07/00761/FUL application, a ground floor extension has been built, no relevant permissions can be found.

It can be seen from the images above that the proposal now being considered is almost the same as the 07/00761/FUL refusal apart from the fact that the ground floor enlargement has already been built. The relevant sections to compare are the first floor enlargements within which the only change appears to be the roof. Originally the roof was proposed to be a gable, this current application proposes a twin, hip-roof arrangement.

The 07/00761/FUL application was refused for two reasons, design and amenity impact. Amenity will be discussed later in this report. Refusal reason number 1 (07/00761/FUL) reads..

The proposed two-storey and first floor extensions would, by reason of their design and scale constitute an inappropriate and unsympathetic extension to the existing building. The proposal would therefore be contrary to policy B13 of the Staffordshire Moorlands Local Plan.

As mentioned, the only difference with this scheme at first floor level, is the change of roof shape which arguably relates less well than the initial gable scheme. Projection distances from the side and rear walls, first floor space area and proposed window positionings all remain the same as per 07/00761/FUL. Nothing has been changed to address the issues of scale. Therefore this application has not addressed the reasons for refusal reason number 1. Policy B13 of the Staffordshire Moorlands Local Plan is no longer relevant with its equivalent now being DC1 of the adopted 2020 Local Plan. However, the aims of both B13 and DC1 remain the same, to secure well-designed developments. It is also noted that since the earlier refusal the Council had adopted a new Design Guide in 2018. Specifically, the Design Guide states:

5.2 Alterations needs to be undertaken with care. Incentive changes can easily spoil a building. The key to a sensitive approach is to take note of what is therefore already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

5.5 All extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping eaves and ridge lower than the parent building will help.

5.8 Irrespective of size, however, all builds can reach a threshold point beyond which further extension is just not possible without destroying their character. A large house can all too easily begin to look like a terrace of houses if it is extended too far from either gable.

There are no site circumstances which could lead to a different decision regarding design. The size and design of the extension with its hipped roof form and eaves level dormer, would not reflect the character of the existing dwelling which has predominantly a two storey gable roof form, with single storey extensions having lean to roofs. As such the proposed extension does not address the earlier reason for refusal on design grounds.

Neighbour amenity

The application property is surrounded by dwellings to the north, east and south. Immediately to the west is residential car parking area with garage buildings. The application property is essentially a back land development resulting in surrounding properties backing onto it with their rear principal windows and gardens facing towards/close to, the application site.

Again the previous 07 application must be referenced, refusal reason number 2 of 07/00761/FUL reads as follows...

Policy B13C of the Staffordshire Moorlands Local Plan requires that new development must provide satisfactory standards of amenity for existing and proposed users of buildings, through the space between buildings, design, their interrelationship, window sizes and positions. Appendix 3 of the Local Plan sets out detailed guidance for assessing the impact of new development on the space about dwellings and the interrelationship between dwellings. In this case the proposed two-storey rear extension would be located within 0.5m of the sites common boundary with 131 and 133 Elmwood Drive. It would therefore appear as an overbearing structure that would result in neighbouring residents at 131 and 133 Elmwood Drive experiencing a reduction in the level of amenity they currently enjoy. In this regard the proposed development would be contrary to policy B13 and the criteria set out within Appendix 3 'Space About Dwellings' of the 1998 Local Plan.

Similar to the design objection above, this scheme has not been sufficiently amended to address the previously identified neighbour amenity harm (again it is noted that the ground floor has been extended since the 07 refusal). The change in roof shape from gable to hip (at first floor) does not significantly reduce the bulk of the addition to the extent that there could no longer be any amenity/overbearing objections. No policy or 'on site' circumstances have changed which would warrant a different decision being reached.

Highways

The County Highways officer has no objection to the application and has not made a request for any highways related to conditions to be added (in the event of the application being approved). The County Highways officer comments as follows;

The construction of a first-floor extension will provide a larger first bedroom and an additional third bedroom, increasing from two to three bedrooms. Staffordshire Moorlands Parking Standards state: Detached/semi-detached property of up to three bedrooms will require two spaces (2.4m x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The submitted plans do not show available parking, however it was noted at the site visit the current parking area can accommodate parking for two vehicles and therefore meets with the Staffordshire Moorlands Parking standards. The proposal will not have a detrimental impact on the adopted highway.

Drainage

There may be unmapped, transferred public sewers on the property. In the event of planning permission being approved it is recommended that an informative note is added to remind/make the applicant(s)/developer(s) aware of their responsibilities regarding sewers.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is unfortunately recommended that the application is refused. The applicant has been informed of the concerns and the fact that the issues raised during the previous refusal have not been addressed. Unfortunately it is not possible to pursue a two-storey extension on the eastern elevation of the dwelling due to a previous refusal here as well.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson

Recommendation Date: 21/07/2022.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council