

DELEGATED DECISION REPORT

SMD/2022/0294
Valid 15/06/2022

**56, BRIDGWOOD ROAD,
BLYTHE BRIDGE,
STAFFORDSHIRE, ST11
9PR**

**PROPOSED SINGLE STOREY
SIDE AND REAR EXTENSIONS

(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 56 Bridgwood Road, Blythe Bridge, a two-storey, linked semi-detached dwelling fronting onto Bridgwood Road. The property has garden to the front and rear of the house as well as a driveway providing off-road parking. The dwelling is elevated above the road. Across the rear of the dwelling is a patio and there are no significant land level variations. The site is bounded with close boarded timber fencing and mature planting. 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 side and rear extension. The rear extension will enlarge the kitchen to create a kitchen/dining room - the roof will have the same pitch as the dwelling and tie into the existing rear roof plane. The side extension will extend out the existing flat roofed side porch, effectively filling in the open passage way leading to the rear garden.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 18 July 2022

Neighbour consultation period ends: 14 July 2022

Public Comments

No representations received during the determination period

Town / Parish Comments

Could the neighbours privacy be looked at, as the boundary wall is very close to the neighbours garden and property.

Severn Trent Water

As the site is in an urban area and there may be a STW assets located within or adjacent to the application site an appropriately worded informative notes can be used to inform the applicant/developer of their responsibilities.

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 an eaves line that would tie in with the existing property. Although the extension to the side would have a flat roof it would sit behind an existing porch and therefore would not be visible from the street scene,

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 neighbour to the south is number 54 Bridgwood Road and it was noted during the site visit in discussion with this neighbour that he had no objection to the proposal. The extension is sited closest to this neighbour, when considering the amenity of these neighbours, they have no principle habitable room window that would be affected.

A close boarded timber fence and vegetation separates the shared boundary between the site and number 54, ensuring privacy is maintained and the extensions are 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. 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: 18/7/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council