

DELEGATED DECISION REPORT

SMD/2022/0256
Valid 22/06/2022

20 LINGFIELD AVENUE
BROWN EDGE

**PROPOSED ALTERATIONS
AND EXTENSION TO
EXISTING DWELLING,
INCLUDING INCREASING THE
DROPPED KERB ACCESS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits within a ribbon of development in the residential area of Brown Edge. The property itself is a 2-bed bungalow with parking to the front/ side of the property for two cars; there is also a garage to the rear of the property. It features a gable roof with a side extension.

The property is made up of brick-built with red concrete tiles. Part of the frontage has been cladded. Within the immediate vicinity, there are similar type bungalows with brick frontages.

PROPOSAL

Planning permission is sought for a side and rear extension. It will create a side carport, utility, bathroom, enlarged lounge and enlarged bedroom.

The applicant intends to render the property. The windows and hardstanding will match what is existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1979/0462	Erection of carport	Approved 22/01/1979
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CONSULTATIONS

Publicity

Site Notice expiry date: 02/06/22

Neighbour consultation period ends: 20/07/22

Press Advert: N/A

Public Comments

Neighbour comments

No representatives received

Staffordshire County Council Highways

No objection subject to condition

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. This includes design, impact on residential amenity and highway safety.

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 car port and side extension will be visible from the street-scene. It is considered that with the exception of the car port projecting a marginal half a metre from the principle elevation, the bulk of the extension/ carport could be done under permitted development as it is less than half a metre of the original property. The extension will also remain subservient as it sits lower than the host dwelling's roof ridge and therefore will appear sympathetic overall.

Referring to the rear extension, this will not be seen from the public street-scene. Nevertheless, the extension will extend an overall 5m from the original wall and follow the same roof ridge and width. It will also add an additional half a metre beyond the detached garage that will be replaced. Overall, the extension is modest and does not detract from the original character and appearance of the property. As such, the scheme is deemed visually acceptable.

In terms of the fenestrations and materials used, the applicant intends to render the property. It is considered that this will outbalance the consistency of brick and clad bungalows along this established streets-scene. Following discussions, the applicant has revised the proposed plan to only render the side and rear so that the

brick frontage remains. The revision is considered acceptable as it harmonises with the immediate neighbours from the front in a sympathetic way.

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 main neighbouring property that this proposal would impact upon is the neighbouring property 18 and 22 Lingfield Road.

The extensions will be positioned to the side towards 22 Lingfield Road and rear of the property. The side extension closest to No.22 will sit on a lower gradient than the neighbour's property by half a metre and features two small windows that can be conditioned for obscure glazing, therefore, there will be no direct overlooking from this side. As for No.18, the extension will have no side facing windows to cause any concerns for overlooking.

When considering loss of light, the extension will not affect both neighbours' direct of daylight from their habitable rooms. The extension would not breach the 45 degree line from principal windows in the rear elevations and both neighbour's amenity will be maintained.

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 property benefits from off highway parking (driveway). The submitted plans show the proposal will increase the property's floor plan from 1 bedroom to 2 bedrooms. For a property of 2 bedrooms, 1 parking spaces are required. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for a vehicle following provisions to hardstand the front of the property and widening of access. County highways have been consulted and have raised no objection subject to a condition ensuring works are carried out and have also noted that a Section 184 Notice of Approval is required. 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: 09/08/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council