

Mr. B. Haywood
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

5th July 2022

Dear Ben

ERECTION OF SINGLE STOREY GARAGE EXTENSION – 22 JASMINE CLOSE, BLYTHE BRIDGE

On behalf of my clients Mr. & Mrs. Olphin, I would be grateful if you would find enclosed a householder planning application proposing the erection of a single storey side extension to the above property to provide an integral garage.

The existing dwelling lies at the head of the cul-de-sac and comprises a detached two storey dwellinghouse constructed from red facing brickwork with a grey tiled roof. The dwelling sits centrally within a broadly triangular shaped plot and has a single storey detached annex building located to its southeast. The proposed side extension will have a simple lean-to design that will project off the western elevation of the dwellinghouse. The extension will occupy a footprint of 35.9 square metres and stand to a maximum height of 3.9 metres.

The application site is located within the established built-up area of Blythe Bridge wherein new development is acceptable in principle. The extension has been designed to have a simple, low-key design that will have a wholly subservient relationship to the host property, ensuring that the main two storey form of the dwelling remains the dominant feature within the streetscene. The extension is to be constructed from a matching palette of materials (brick with grey tiles) and will be set back from the front elevation of the property. By resultant effect the proposed extension will not give rise to any material harm to the character and appearance of the surrounding area, and consequently meets the requirements of policies SS1 and DC1 of the Staffordshire Moorlands Local Plan.

In terms of residential amenity considerations, the nearest neighbouring property to the proposed development (no.29 Jasmine Close) lies to the west of the site. The proposed single storey nature of the extension, coupled with its distance to the principal elevation of that neighbouring property (13.5m) means no breach of the Local Authority's space about dwellings standards will ensure. Consequently, the proposed development will not give rise to any material harm to neighbouring residential amenity and meets the requirements of policy DC1 of the Staffordshire Moorlands Local Plan.

I trust this application will be of interest, and should you have any queries or concerns with the submitted proposal then please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant