

DELEGATED DECISION REPORT

SMD/2022/0339
Valid 23/06/2022

**83 SANDOWN CHAPEL
STREET
FORSBROOK**

**PROPOSED SINGLE STOREY
REAR KITCHEN AND FAMILY
ROOM EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the host dwelling and the area

DESCRIPTION OF SITE

The residential property is a two storey red brick detached dwelling, built between the wars. Its side elevation faces Chapel Street and is largely concealed by a highway verge and hedgerow. The flat double fronted elevation faces south onto a front garden and the rear faces north with two adjacent projecting gables, which appear to have been joined with a small flat roof section between. The rear backs onto a small garden and an area of driveway parking beyond, at ground floor a lean to porch and conservatory extend from rear elevation.

The dwelling is in Forsbrook and occupies a far northern point of the larger village of Blythe Bridge. The dwelling is on Chapel Street where the road to the north becomes increasingly rural in surface and character, providing access with farms further north. The dwelling and its plot form a kind of 'tooth' to the village boundary and is surrounded on three sides by Green Belt.

The dwelling is on the west side of Chapel Street. On this side of the street the dwellings are sparsely arranged and well separated. The dwellings are of varying types and the applicant's dwelling does not form part of or within obvious architectural continuity. However, overall the character of the locality is distinctly semi-rural with, overall, dwellings that have a cottage or traditional style of architecture.

PROPOSAL

At ground floor to the rear, north facing, elevation to replace the existing porch and conservatory with a single storey addition that would extend from the rear of the dwelling by 4m. The addition would span the full width of the dwelling with two adjacent gables adjoined centrally with a valley gutter. The two gable peaks would reflect the shape of those two storey gables above, albeit the pitch of the roofs would be shallower.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles

SS8 Larger Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
Staffordshire Moorlands Design Guide 2018
National Planning Policy Framework
National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29.07.2022
Neighbour consultation period ends: 29.07.2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Forsbrook Parish Council: No Objection

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

The site is in the 'larger village' of Blythe Bridge where Local Plan strategy SS8 applies. Under the strategy these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas, to be achieved by, inter alia, increasing the range of available and affordable house types, including for first time buyers and families. Such provision could include support for the enlargement and alteration of a dwellinghouse to meet the needs of a householder.

However, the strategy also requires development to reflect and enhance each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets. In these regards to be compliant with the strategy and the local plan in general, the development must be compliant, in particular, with design policy DC1 and the Staffordshire Moorlands Design Guide.

Design and Impact on the Character and Appearance of the Area

Local Plan Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should: be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; be designed to respect the site and its surroundings and promote a positive

sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance. The Design Guide 2018, guides additions to be designed so that they respect the dominance of the original building and be subordinate to it in terms of size and massing.

The proposed addition would extend from the detached dwelling's rear elevation by just 4m, otherwise permitted development where a low profile roof is provided. However, in this case the scheme incorporates some additional quality with twin pitched tile roofs that replicate the form and design of the first floor gables above. The principle elevation at the front retains its original character and the addition at the rear would remain subordinate and clearly a secondary addition to the original. In any event, the rear of the property and the development would not be intrusive or prominent within the observable street scene, the rear of the plot is largely concealed by high hedges, shrubbery and the highway verge.

The proposal is to use brick and tile to match the existing dwelling. The form, design, scale and use of material would not be at odds with or relate poorly to the character of the original dwelling and those of the dwellings in this locality that contribute to the overall character and appearance of the village. The development would not be prominent within or dominate the street scene and there would be no harm to the character and appearance of the area.

Impact on the Amenity of the area

The dwelling and the proposed addition is not within proximity of any adjacent neighbour. The new rear facing windows would be approximately 30m from the front of the dwelling behind. In these respects the development would not overlook and impose unreasonable harm to the privacy of adjacent neighbours.

Highway Safety

The development would not increase bedroom numbers or consume parking provision.

CONCLUSION / PLANNING BALANCE

The development would comply with local plan policies SS8 and DC1 and the requirements of the Design Guide. The additions would respect the dominance of the original dwelling in terms of its design, scale and use of material. The proposed development would not be harmful to the character and appearance of the host dwelling or that of the area because it would not be unduly prominent or at odds with the prevailing character and appearance of the host dwelling or those within the locality.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 17/08/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council