

DELEGATED DECISION REPORT

SMD/2022/0370
Valid 28/07/2022

22 THE BEECHES JASMINE
CLOSE
BLYTHE BRIDGE

ERECTION OF SINGLE STOREY
SIDE EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 22 Jasmine Close Blythe Bridge, a two-storey, brick and tile dwelling sitting within a generous plot of land at the head of a cul-de-sac. The property benefits from off-road parking and generously sized gardens. A footpath runs along part of the western boundary. There are some land level variations within the site but the area proposed for the garage is relatively flat.

For the purposes of planning policy consideration the application site lies within the Blythe Bridge Development Boundary and a low-risk Coal Development area. The application site consists of a large red edge site boundary, the rear part of which lies within Flood zones 2 and 3. The location of the proposed garage is outside of the flood zone.

PROPOSAL

Single-storey side extension with lean-to roof to provide garage facilities and constructed with bricks and tiles to match the existing house. The garage would be single width and a depth to broadly match that of the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
SD5	Flood Risk
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

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

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
14. Meeting the challenge of climate change, flooding and coastal change

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

86/00364/OLDDC	Site for dwelling. Refused. Appeal allowed.
88/00785/OLD	Land at head of Jasmine Close Blythe Bridge Forsbrook. Details of detached dwelling. Approved.
SMD/2022/0371	Conversion of residential annex to dwellinghouse. Pending decision.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/09/2022.
Neighbour consultation period. Expired

Public Comments

One letter of representation received stating no objections to the side extension but commenting that the red edge was including land which did not belong to the applicant.

Officer note: Amended plans have been received to correct the red edge.

Forsbrook Parish Council: None received within the statutory consultation period.

Staffordshire County Council Highways: No objections and no conditions.

Staffordshire County Council Flood Risk: We note that the north and east section of the site is within the EA Flood Zone 3, with risk of flooding from the River Blythe (Main River), it does however appear to not reach the new development. As the EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where the EA do not provide bespoke comments, you should be guided to their standing advice.

Severn Trent Water: No objections stated. Request that applicant is directed to STW application forms.

Environment Agency: No objections raised. EA state that 'Having checked the constraints and development proposals, the application appears to fall outside of our checklist for consulting the Environment Agency. We would not therefore wish to provide any bespoke comments on the proposal.'

OFFICER COMMENTS

Principle of Development

For the purposes of planning policy consideration, 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, each of which will be discussed within the officer report.

Design and visual impact

No design or visual impact objections to the extension. A simple lean-to arrangement, constructed using bricks and tiles to match those of the existing dwelling. The addition is acceptable in terms of its size, in addition to being set back from the dwelling frontage. Whilst it would be possible to see the addition from surrounding dwellings, the road and footpath, it would not be a visually imposing/prominent feature at this point. Subject to conditions to secure matching bricks and tiles, the scheme is considered acceptable.

Neighbour amenity

No issues in respect of neighbour amenity. The proposed extension would be added to the north-western facing elevation with a good separation distance from the frontages of dwellings further to the west. The Jasmine Close properties (on the western side) are separated from the applicant's dwelling by a footpath as well as the garden and its mature planting. There are no significant land level variations within this part of the application site and the extension is single storey only, therefore not resulting in any overlooking/overbearing impact.

No issues in respect of dwellings on the eastern side of Jasmine Close due to their separation distances and positioning.

Highways

The dwelling is served by a single vehicular access and there is a generously sized off-road parking area at the front of the house. An area of hardstanding is located on the north-western side of the house and at the time of the site visit there was a vehicle parked in this area. The garage will simply enclose an existing parking area. The County Highways officer has not objected to the application and has not requested any conditions to be added in the event of permission being approved.

Flooding

Whilst the large curtilage red edge of the application site does include areas of Flood zones 2 and 3, the area where the proposed garage would be built is not within these flood areas. Furthermore it does not provide habitable accommodation. Neither the LLFA nor the EA raise any objections to the application.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining

features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Drainage

Severn Trent Water have not raised any specific objections to the application and state that 'Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip: foul sewer – with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.'

In the interest of being environmental friendly, encouraging the reduction the of paper, we politely request you direct your client to our website to obtain our application forms: <https://www.stwater.co.uk/building-and-developing/house-developments/house-renovation/building-over-sewers/>

If they have any enquiries with the application process, they're welcome to contact us via email or telephone (building.over@severntrent.co.uk – Tel: 0345 266 7930).

CONCLUSION / PLANNING BALANCE

That for the reasons outlined above, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 27/9/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council