

DELEGATED DECISION REPORT

SMD/2022/0360
Valid 06/07/2022

QUARRY BUNGALOW
UTTOXETER ROAD
BLYTHE BRIDGE

ONE AND HALF STOREY REAR
EXTENSION WITH DORMER
WINDOWS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

The application property is Quarry Bungalow, Uttoxeter Road, Blythe Bridge, a detached, chalet style house with dormer windows to the front and rear. The property is accessed by a shared and unmade drive. there is off road parking at the side of the house and includes a detached garage. There are gardens to the front and rear (the rear garden being the largest). Boundaries are marked by hedgerows and fencing.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge Development Boundary. The site is not within any Conservation Area, there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

A ground and first floor rear extension to replace a rear conservatory. The ground floor addition would provide space for a dining room whilst at first-floor level the addition (together with internal remodelling) would see the dwelling with 4 bedrooms (2 with ensuite) and a separate bathroom. The extension would have a pitched roof, dormer style appearance. The plans confirm that all new bricks and tiles would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/00132/FUL	Outline application for replacement dwelling. Approved.
03/00654/REM	Replacement dwelling. Approved.
05/00406/FUL	Granny flat. Refused.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired

Public Comments: No representations received during the statutory consultation period.

Forsbrook Parish Council: No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Blythe Bridge as a 'Larger Village' within the Staffordshire Moorlands. 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 to the application, all material planning considerations must be satisfied for the scheme to be supported, in this instance they include design, visual impact, amenity and parking matters.

Design and visual impact

This is a simple gable-style rear extension which is subordinate in size to the main property. The projection depth is proportionate when viewed in the context of the existing house depth and the lower ridge-line is welcomed. The proposed dormer windows are of a similar size to the existing and the use of matching bricks and tiles will further tie the extension neatly to the existing house. The new rear gable would contain two unusual, upper-floor shaped windows which would serve the master bedroom. Although the window shapes are not common, they do not raise any concerns here, rather they allow useable internal wall-space and add some interest to the outer appearance of the house.

Neighbour amenity

To the west/south-west of the application site is a new residential development known as Blythe Fields. From the garden of Quarry Bungalow it is possible to see some new build houses and mainly the gable end of number 12 Marshall Lane. However, due to the separation distances and dwelling orientation/positioning, the presence of the proposed extension will not raise any amenity overlooking or overbearing concerns.

Parking

There is off-road parking within the domestic curtilage of Quarry Bungalow. The dwelling will remain as a 4 bedroom dwelling (extension allows the formation of a larger master bedroom and provision of an additional bathroom). The Local Plan Appendix 2 parking Standards require 3 off-road spaces for a dwelling with 4 or more bedrooms. Construction of the extension will not reduce the current parking area as it is to be at the rear of the house and the parking area is at the side.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 18th October 2022.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council