

DELEGATED DECISION REPORT

SMD/2022/0371
Valid 14/07/2022

22 THE BEECHES
JASMINE CLOSE
BLYTHE BRIDGE

CONVERSION OF
RESIDENTIAL ANNEX TO
DWELLINGHOUSE.

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity (future occupants and neighbours)
- Highways
- Flood Risk

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. The application concerns the existing detached building to the south-eastern side of the dwelling.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. Flood zones 2 and 3 cross part of the application site on the north-eastern side. The site does not form part of any Conservation Area and there are no listed buildings/structures nor protected trees which need to be considered.

PROPOSAL

This is a Full Planning application to allow the use of an existing residential annex as an independent dwelling. No external alterations to the building are proposed. Internally the accommodation comprises open plan kitchen/sitting/dining area, shower room, study, bedroom and ensuite. The living accommodation is attached to a pitched roof, brick garage building which is converted to a workshop and store. The new dwelling would have its own garden and parking area. Proposed boundaries would include hedgerows, walls and fencing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
SD5	Flood Risk
H1	New Housing Development
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
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
11. Making effective use of land
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.
88/00785/OLD	Details of detached dwelling. Approved.
SMD/2022/0370	Erection of single storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

Two letters of representation have been received. One letter makes reference to inaccuracy of the submitted red edge. (Officer note:- this has now been addressed via submission of amended drawing).

One further letter raising concerns in respect of the vehicular access as follows;

Access to the site is restricted and currently runs across the access/egress to 3 adjacent garages belonging to Nos.27, 29 and 20 Jasmine Close. Cars parked in these garages and on the drives to them have to cross the access to 22 Jasmine Close (and the proposed conversion). This manoeuvre is sometimes compromised by deliveries to No. 22 and associated parking. Similarly there are difficulties and a potential hazard since the property's hedges obstruct the visibility of both the drivers entering or leaving No. 22 and the drivers of

cars using the 3 adjacent garages. There have also been occasions where vehicles leaving the No. 22 site, hidden from behind the hedges at the entrance to No.22, do so at speed which could cause injury to pedestrians using the footpath, particularly young children. Please view the application site with consideration to these views and if granted a condition should be attached to the grant for there to be improvements to visibility and for a traffic calming measure to be associated with the access/egress to the site as a whole.

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

Waste Services (SMDC): No issues regarding waste collections.

SCC Flood Risk: We have briefly looked at the risk of fluvial and surface water flooding and the site lies within Flood Zones 2 and 3 and is at risk of surface water flooding. We would recommend the applicant provides an FRA as part of the planning submission to fully mitigate against these sources of flood risk.

Severn Trent Water: As this is a conversion proposal with minimal effect on the public sewerage system, we would have no comment to make. We would advise that if any external build works are to be made, that STW are consulted to discuss the proposals due to public assets in close proximity to the existing building.

Staffordshire County Council Highways: No objections subject to condition.

Environment Agency: No objections.

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; these are discussed below.

Design and visual impact

There are no design concerns with the scheme. This is a simple application for the use of an annex for independent living accommodation with no proposed internal nor external alterations.

Whilst there are no proposed alterations to the building itself, there will be some visual impact change by the construction of boundary walls and fences. Whilst the new boundaries might be seen from the roadside they will not form a visually prominent part of the street scene and in any case will be simple in their appearance.

Amenity (future occupants and neighbours)

The floor plans of the annex show all necessary accommodation. The grounds of number 22 are large and its proposed partition leaves sufficient space for both the occupants of the original dwelling and those within the annex building. The resultant garden areas would more than comply with the garden standards set out within the adopted SPG and offer respective occupants useable and private amenity space.

There are no overlooking or overbearing issues in respect of neighbouring dwellings. Number 22 Jasmine Close is positioned at an angle to the proposed new dwelling and closer to the road. There are no direct facing window relationships. Use of the vehicular access will increase however movements are not expected to be excessive as the new dwelling will be 1-2 bedrooms only and parking is shown for 2 vehicles. Number 22 does not have any principle windows close to the new driveway but even if it did, the relationship is not so significantly harmful so as to warrant refusal.

Highways

The County Highways officer confirms that a site visit has been carried out. The officer notes a study is proposed which, given its size, could be converted into a second bedroom. The property will have off-highway parking for two vehicles which is in accordance with the Local Plan standard for a two bedroom dwelling. The Highways officer confirms no detrimental impact upon the highway and no objections to the scheme subject to condition. Whilst the comments of third parties are noted, in the light of the highway officer comments, it is not considered that a refusal on highways grounds could be sustained and the request for traffic calming to be applied to the wider cul-de-sac would not be reasonably related in scale and kind to the development.

Flood Risk

The comments from Staffordshire County Council are noted (above). However direct consultation with the Environment Agency (EA) has confirmed no Flood Risk Assessment (FRA) is required. The EA acknowledge they would normally require a FRA where there was floodplain within the red line area, but in this instance feel the risk can be managed without it so they have no objections. The EA also state that 'Our Flood Map shows that although there is some floodplain within the site boundary, the building itself is located in low risk Flood Zone 1. We therefore have no objections to the proposal.'

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that planning permission is approved.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 17th November 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council