

DELEGATED DECISION REPORT

SMD/2021/0468
Valid 16/07/2021

4 ASHWOOD GROVE
BLYTHE BRIDGE

TWO STOREY EXTENSION TO
REAR, SINGLE STOREY
EXTENSION TO REAR
GARAGE AND FRONT PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Impact on visual amenity and design
- Impact on residential amenity

DESCRIPTION OF SITE

The application relates to a semi detached dwelling located in Blythe Bridge. The property benefits from a garden and driveway to the front with an attached garage to the side. The property has a private garden to the rear.

The pair of semis are located on the corner of Ashwood Grove and Elmwood Drive and are visible from both Ashwood Grove and on approach to Elmwood Drive as well as when existing Elmwood Drive.

PROPOSAL

Consent is sought for the erection of a two storey extension to the rear with part single storey extension to the rear of the attached garage. The eaves of the proposed two storey extension propose to match that of the main dwelling. This extension will create a rear facing gable that is set down from the main ridge. The single storey element of the proposal will have a part lean to/ flat roof.

An extension to the front is also proposed to introduce a lean to extension to the front of the garage that continues over the front door to provide a front porch and larger garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

S01 Spatial Objectives

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Rural Areas Larger Villages
DC1 Design Considerations
T1 Development and Sustainable Transport

Design Guide SPD
Space about Dwellings SPD.

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 21.09.2021
Neighbour consultation period ends:09.08.2021
Press Advert: N/A

Public Comments

4 letters have been received from three addresses objecting to the development for the following reasons.

- Loss of light
- Two storey extension would look incongruous
- Loss of privacy
- Design is not in keeping

Town / Parish Comments

No comments received within consultation period

CLLR Herdman

Objects on the grounds of overdevelopment, design and neighbour amenity.

Staffordshire County Council Highways

No comments received within consultation period

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary for Blythe Bridge a Rural Area Larger Village. Policy SS2 states that these are the most sustainable settlements in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres.

As such the principle of the development in this location is acceptable subject to an assessment of its impact on visual amenity and residential amenity.

Design and impact on visual amenity

The revised NPPF places greater emphasis on good (or beautiful) design and considers that good design is key aspect of sustainable development.

Policy DC1 of the adopted Local Plan states 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.

According to the Sustainable Design & Construction SPD, the siting, size and design of an extension must not dominate the existing building, and should be sympathetic with and appear subservient to the original dwelling.

The application site occupies a prominent position on the street as the pair of semis occupies a corner plot. The front of the property is visible from Ashwood Grove. The rear elevations is a prominent elevation when travelling along Elmwood Road. The application property is a constructed with red brick and like its neighbours is simple in its design and fenestration.

The adopted Staffordshire Moorlands Design Guide SPD states at para 5.5 “All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help..... The smaller the parent building, the fewer the options for extension..... Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character”

The two storey extension proposes to extend across the full width of the property and proposes to project approximately 3m at ground floor and approximately 2m at first floor. At ground floor an extension to the rear of the garage is also proposes and this element of the scheme proposes a flat roof. As the two-storey extension proposes a pitched roof the ridge line projects approximately 5m from the rear roof slope. At first floor the windows will match the those on the main dwelling. At ground level the rear elevation will be mainly glazing proposing bi folding doors. As a result of the scale and design of the extension the development would completely subsume the rear elevation of the property significantly detracting from the current simplicity of the property.

Therefore, it is considered that the two-storey extension by virtue of its scale, design, its glazing would be seen as an bulky, incongruous and prominent addition that would be out of character with both the property and local vernacular, resulting in an extension that dominates the rear elevation and as a result would also detract from the visual amenities of the street scene and the locality.

The porch to the front of the dwelling is considered to have an acceptable impact on the visual amenity of the area as along Ashwood Grove a number of properties have introduced front porch extensions and therefore the development would not look out of keeping with the wider area.

Amenity

Policy DC1 of the adopted core strategy requires new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Consideration of the Council's SPD "Space About Dwellings" has been made. This document requires developments to have regard to any loss of light resulting from proposed developments, particularly where this would affect a neighbouring property.

The neighbours with the most potential to be affected by the proposed development is the attached neighbour no 2 Ashwood Grove, to the west and no 6 Ashwood Grove to the east.

The proposed two storey extension will project beyond the rear wall of no 2 Ashwood Grove by 3m at ground floor and 2m at first floor. This neighbour benefits from patio doors at ground floor and a window at first floor. When assessed against the 45 degree rule the proposed extension would result in an unacceptable loss of light to the patio doors at ground level and the window at first floor. Both of these windows serve habitable rooms. The doors at ground floor would be most affected by the development as a 4.5m high wall would be erected on the shared boundary which would also have an overbearing impact on this neighbour. As such the development would have an unacceptable impact on this neighbour in terms of loss of light and overbearing impact.

The development also reduces in the loss of light to the patio garden at this neighbour. As this neighbour benefits from a wrap around garden area the development would not have significantly detrimental impact on the amenity of this neighbour to warrant refusal for this reason.

The neighbour to the east is no 6 Ashwood Grove. This neighbour benefits from a garage to the side and has windows at first floor on the side elevation. As the neighbour benefits from an attached garage the proposed extension is not considered to result in a significantly detrimental loss of light to the habitable rooms of this property. Nor it is considered that the development would result in a detrimental loss of light to the garden area of this property to warrant refusal of the application.

The proposed extension includes a window at first floor serving a bathroom and therefore this window would be obscurely glazed. Although this window is obscurely glazed the layout of the properties means that their rear gardens experience minimal direct overlooking as the properties only benefit from windows to the rear that may allow views to the neighbouring gardens. As this window would directly face the garden area of this neighbour it is considered that the development would have a detrimental impact on this neighbour in terms of loss of privacy caused by a sense of overlooking from this window. In addition the bathroom is served by a second window on the rear and therefore this window could be removed. The applicant has however not submitted any amended plans removing this window.

Highway Safety

The proposed development does not increase the number of bedrooms at the property or reduce the number of off-street parking spaces. As such the development has an acceptable impact on highway amenity and safety.

CONCLUSION / PLANNING BALANCE

Considering the above, it is deemed that the proposed development would not appear as a subservient addition to the main dwelling but would dominate and harm the appearance of the application property.

The development is also considered to result in an unacceptable loss of privacy to no 6 Ashwood Grove and an unacceptable loss of light and overbearing impact to no 2 Ashwood Grove.

OFFICER RECOMMENDATION : That planning consent be refused.

Case Officer: Rebecca Bowers

Recommendation Date: 24.11.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council