

DELEGATED DECISION REPORT

SMD/2021/0814
Valid 09/12/2021

LAND ADJACENT
9 BLYTHE ROAD
FORSBROOK

PROPOSED NEW DETACHED
HOUSE WITH ATTACHED
GARAGE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on visual amenity
- Impact on neighbour amenity
- Impact on amenity of future occupier
- Highways
- Drainage

DESCRIPTION OF SITE

The site relates to land adjacent to a detached dwelling, 9 Blythe Road. Blythe Road is a cul-de-sac and the site is situated on the eastern side of the road with Caverswall Old Road situated to the east of the site on lower ground. The surrounding area is residential in character. The site is within the Development Boundary of Blythe Bridge. The site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of a detached dwelling on land adjacent to 9 Blythe Road. The dwelling would provide a four bedroomed property and would benefit from parking to the front with an integral garage. To the rear a private garden is to be provided. The dwelling is to be constructed from red facing brickwork with concrete interlocking tiles to the roof. The window and doors are to be upvc.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

- SS1 Development Principles
- SS2 Settlement Hierarchy
- T1 Development and Sustainable Transport

SS8 Larger Villages Area Strategy
H1 New Housing Development
DC1 Design Considerations
NE2 Trees, Woodlands and Hedgerows

National Planning Policy Framework

Section 5, 10,11,12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0114- Outline planning permission with all matters reserved (except access) for proposed new detached dwelling on side garden area of existing dwelling house and new vehicular access- Approved with Conditions.

SMD/2013/1155 – Proposed new dwelling on side garden area of existing dwelling house – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 10/02/2022
Neighbour consultation period ends: 03/02/2022
Press Advert: N/A

Public Comments

One letter of representation has been received with concerns regarding loss of view, overlooking and removal of trees.

Town / Parish Comments

None received within consultation period

Severn Trent Waters

No objection.

SMDC Waste

No issues with waste collection.

Trees

No objection to the application on grounds of loss of/impact on existing trees; no tree protection conditions would be required in the event that planning permission is granted.

Environmental Health

The site is located around 30m from a historic landfill site that took household waste. Whilst it is unlikely that a significant risk from ground has exists due to the age of the waste and additional colloquial evidence some uncertainty exists to basic ground gas protection measures should be installed as precautions. The property is also close to other residential dwellings and therefore care needs to be taken during the construction phase so that unreasonable disruption does not occur. Therefore conditions are recommended to be attached to the permission.

Staffordshire County Council Highways

No objections subject to conditions

OFFICER COMMENTS

Principle of Development

Policy SS 2 identifies the Settlement Hierarchy for the District. The application site is located within the settlement boundary of Forsbrook. Forsbrook is identified as Rural Area Larger Village and SS2 identifies 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. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages.

The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure capacity. Policy SS8 states that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character.

The proposed development would provide a single dwelling and is considered to be located within a suitable location. As such the principle of the development is acceptable subject to other material considerations.

Design and Impact on Visual Amenity

Core Strategy policy H1 'New Housing Development' states that 'all development will be assessed according to the extent to which it provides for high quality, sustainable

housing' and having regard to the location of the development and the characteristics of the site.

Policy DC1 requires that all developments shall be well designed and reinforce local distinctiveness by positively contributing to, and complementing the character and heritage of, an area. Development should be of a high quality, adding to the value of a local area, be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscape, character and appearance.

Paragraph 126 of the NPPF places an emphasis on the importance of design and that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consideration must be given to the way in which the new dwelling and any open space is provided and how the dwelling is situated and orientated in relation to surrounding buildings and spaces. Consideration must also be given to the dimensions of the proposed dwelling and the resultant impact of the building in relation to its surroundings.

The application site is located on elevated ground above the main highway Cheadle Road and for this reason is visible from Cheadle Road, Caverswall Old Road as well as Blythe Road. There is a grass verge between Cheadle Road and the site boundary and this grass verge contributes to the overall character of the area. The proposed dwelling would be located to the side of no 9 Blythe Road and the development would result in an additional detached dwelling continuing the linear form of development along the road, and on the end of a row of detached dwellings. Therefore, the erection of a detached dwelling is supported.

When viewed from Blythe Road due to this road forming a bend the proposed dwelling would be erected at a slight angle and the front wall of no 9 Blythe Road would be removed to serve the proposed dwelling. Parking and soft landscaping would form a front garden area similar to the neighbouring dwellings. The application has been subject to design amendments to reduce the footprint of the dwelling so that its size is similar to the existing dwellings in the area. As concerns were raised regarding the size of the dwelling. Amended plans have been submitted removing the attached garage and an integral garage is now proposed. The proposal is now considered to propose an acceptable dwelling in terms of its size, design and materials.

When viewed from Cheadle Road the dwelling would be elevated above the highway and therefore the dwelling would be highly visible from this road. Following the reduction in the size of the dwelling the proposal is considered to result in a form of development that would follow the existing pattern of development on Blythe Road and would not result in a dominant or incongruous addition. The development would result in the removal of one tree that is considered to be of detriment to the visual amenity of the area. To accommodate for the loss of this tree a landscaping condition will be required to be submitted to provide some additional screening.

Residential Amenity

Policy DC1 requires development to protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The neighbour with the most potential to be affected by the development is no 9 Blythe Road. The side elevation of the proposed dwelling would be located approximately 1m from the side boundary of this neighbour as a new boundary will be created between the site and this property. This neighbour benefits from a single window on the ground floor and two windows at first floor. These windows have been identified as being secondary windows or windows serving non habitable rooms and therefore the loss of light to these windows would not warrant the refusal of the application. The separation distance between the side elevations are a lot closer than that of the neighbours but it is not considered that this is unacceptable. The proposed dwelling does propose a window on the side elevation facing this neighbour but this window is proposed to be obscurely glazed at it serves an ensuite. This would be secured as being obscurely glazed and high level opening via a condition on any subsequent approval. As such the development is considered to have an acceptable impact on this neighbour.

The comments of the objector are noted. The neighbour opposite the site on Blythe Road is no 2. There is a sufficient separation distance of 24m to ensure the development has an acceptable impact on this neighbour. To the rear is no 2 Caverswall Road. The site is elevated above this neighbour and a separation distance of 22m will be achieved, meeting the Council privacy distance and therefore this is sufficient to ensure an acceptable impact on the amenity of this neighbour. Between the site and the neighbours on Cheadle Road a 37m separation distance will be achieved. The site is elevated above the properties on Cheadle Road and would result in a dwelling being built closer to than what these neighbours currently experience. It is considered that this is a sufficient separation distance to ensure that the development does not have a significantly detrimental impact on these neighbours.

Amenity of future occupier

The Space About Dwellings guidance states that development must provide privacy for existing and future residents and the protection of their amenities to enable reasonable enjoyment of their residence and garden with a degree of freedom from unwanted social contact.

Policy H1 - e) All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.

The property would benefit from a garden to the front and side as well as having a private garden to the rear. This rear garden would be the private amenity space

associated with the dwelling. To ensure that the property benefits from an acceptable amount of private amenity space the approval will include a condition removing permitted development rights for rear extensions.

Consideration is given to the Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government-DCLG). There are a number of technical requirements set out within the DCLG document which must be complied with. This application is for a detached 4 bedroomed dwelling where, internal floor area of a dwelling should be 97sqm for a 5 person dwelling and 124sqm for a 8 person dwelling. The proposed plans do not indicate the numbers of persons but the internal floor area measures at more than 97sqm minimum. The development would therefore meet NDSS standards.

Highway Safety

The NPPF and Core Strategy policies DC1 and T1 require that all development proposals secure safe and suitable access to a site whilst making a contribution towards meeting parking requirements and ensuring that all new development can be satisfactorily accommodated within the highway network. Development should be located within areas that are accessible by sustainable travel modes.

It is clear that the application site is located within a sustainable area. The scheme proposes a new access off Blythe Road. The property would benefit from an integral garage as well as a driveway for a number of vehicles. As such the highway authority have no objection to the development subject to conditions relating to the creation of the access, the surfacing of the parking area and that the removal of pd for conversion of the garage.

Drainage

The development proposes to provide suitable drainage for foul and water. Foul drainage will be connected to an existing drainage inspection chamber and the water drainage will be achieved with a soakaway in the rear garden.

Other Matters

The development would involve the removal of tree T2 (Sycamore tree). The Council Arboriculture Officer considers that this tree is identified as having a weak main fork at the base between its two stems and therefore considered more liable to fail under wind loading. In addition, the Sycamore has more recently been cut back on its north side (towards/over the application site) and is now visually unbalanced. Overall, it is considered that T2 is not of sufficient quality nor potential longevity for protection by Tree Preservation Order, and it would not be appropriate to object to or recommend refusal of the current application on the grounds of the consequential loss of this tree. The loss of a view is not a material planning consideration.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION :

That consent be granted subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 13.03.2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council