

DELEGATED DECISION REPORT

SMD/2023/0010
Valid 11/01/2023

27 BARLSTONE AVENUE
BLYTHE BRIDGE

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

Principle of development;
Design and visual impact;
Neighbour amenity.

DESCRIPTION OF SITE

The application site is number 27 Barlston Ave, Blythe Bridge, a detached bungalow occupying a location within a built up suburban residential area. The application site has off-road parking facilities. There are no significant land level variations within the site or to the closest neighbouring houses.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension. The extension is to follow the northern boundary of the plot. The north wall of the extension will follow the site boundary which is not perpendicular with the back wall of the house. The two side walls of the extension are parallel and the side walls will project from the rear wall of the house at the northern end by 8.7m, (7.8m perpendicular to the house). The plans indicate that the extension is to be used as a lounge. The ridge height of the extension would be slightly lower than the ridge height of the house.

For the purposes of planning policy consideration the application site is located within the village of Blythe Bridge, it is not within a Conservation Area and there are no Listed Buildings within the vicinity.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS8 Larger Villages Area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations

National Planning Policy Framework

Section 7: Requiring Good Design

Supplementary Planning Guidance

- Space About Dwellings

- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0257 Domestic Extension Approved March 2001

CONSULTATIONS

Publicity

Site Notice expiry date: 10 March 2023 .

Neighbour consultation period ends: 3 February 2023

Public Comments

No responses received

Parish Council:

No comments received.

OFFICER COMMENTS

Principle of Development

As the application site is located within Blythe Bridge there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are design, visual impact, neighbour amenity and parking.

Design / visual impact

The applicants have proposed an extension to the rear. The single storey rear extension has a simple gable/pitched roof arrangement, admittedly at an angle to the existing house and has a lower ridgeline. The proposed extension clearly has a subordinate relationship with the main section of the dwelling thus complying with the council's design guidance for domestic extensions.

The angle that the extension is will not match the bungalows existing form but it is located at the rear and will not be visible from the road. The application property is a post war bungalow of limited architectural merit. It would appear not to cause significant harm to the character of the house or the street scene.

For these reasons it is considered that the design of the proposed extensions are acceptable. Furthermore, the applicants are proposing to build the extension by using matching tiles, render, white upvc fascia's and window frames, which in part match the materials on the existing dwelling. It is also noted that render can be found on other properties in the cul de sac along with red brick. All of the materials can be controlled by means of a planning condition. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity

The proposed extension will have a side facing window to the lounge but this ground floor window will be approximately 26m from the nearest neighbouring property (Springfield) and its creation will result in no significant loss of privacy.

The property most likely to be affected by the proposed extension is number 25 Barnfield Road to the north and it is noted that the occupants of this property have not responded to the consultation response. Number 25 is angled away from the application property and the proposed extension is outside a 45 degree line projected from the nearest window. (Which appears to be non principle.)

The boundary treatment between the two properties is a lowish fence approx. 1.5m tall. The extension will run approximately 8.7m in length parallel to the northern boundary of the plot. This part of the neighbours garden adjacent to the extension although narrowing to a point and not the part of the garden closes to the rear facing habitable rooms of the house is used as an area where children's swings and similar play equipment is located.

While it is considered that the extension will cause some loss of amenity to the neighbour due to overshadowing of their garden, the extension has a low eaves height approximately 2.5m high, the roof has a low pitch and the extension is set back from the boundary by significant distance 1.6m. It is thus considered that the extension will not cause an excessive loss of residential amenity to the neighbouring property because of overbearing or overshadowing effects.

Given the close relationship the extension has with the neighbour to the north it is intended to put a condition on the approval preventing the creation of additional windows in the extension, to protect their privacy.

Parking

The dwelling will gain one extra bedroom if the application is implemented which will make the property three bedded. Both two bed and three bed properties require the same number of off road parking spaces (LPA guidance) so the creation of the additional bedroom is not a parking issue. Overall here are not considered to be any highway safety concerns.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions relating to materials and no windows in the extension facing north.

OFFICER RECOMMENDATION :

Case Officer: Alan Lynch

Recommendation Date: 15/03/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council