

DELEGATED DECISION REPORT

SMD/2022/0415
Valid 21/02/2023

149 ELMWOOD DRIVE
BLYTHE BRIDGE

**PROPOSED PITCHED ROOF
EXTENSION AND EXTERNAL
INSULATION AND RENDER
THE BRICKWORK**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design/ Visual Impact
- Neighbouring Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site is number 149 Elmwood Drive located in Blythe Bridge. A detached dwelling occupying a corner plot. The property benefits from off-road parking and the main external amenity space is at the rear of the house. The application site is one of a row of domestic properties fronting Elmwood Drive.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. This development the subject of this application is within the confines of an existing and approved domestic curtilage.

PROPOSAL

Consent is sought for a proposed pitched roof extension and external insulation and render the brickwork.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework:

2: Achieving sustainable development

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity:

Site Notice expiry date: 02/05/2023

Neighbour consultation period ends: 02/05/2023

Press Advert: N/A

Public Comments:

One comment of support from No. 151 Elmwood Drive has been received.

Town / Parish Comments:

No objection.

Severn Trent:

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

- 300mm diameter combined foul sewer – with a protective strip of 5m either side of the pipe, thus providing 10m across the diameter to the pipe.

If the proposed extension encroaches our requirements, we encourage the homeowner to contact the office at the first opportunity, to discuss the building works. This is due to the strategic importance of the asset, as we do not permit any building works over sewers 300mm diameter or greater.

OFFICER COMMENTS

Principle of Development:

The application site is located within the Blythe Bridge Development Boundary. There are no 'in principle' objections to a domestic development at the application

property but other material planning considerations must be satisfied in order for the application to be approved. In this instance the matters to consider include design, visual impact, neighbour amenity and impact on highway safety.

Design/ Visual impact:

Policy DC1 of the Core Strategy refers to design considerations. It states that new development should be well designed to reinforce local distinctiveness and complement the special character and heritage of the area. Development should be of high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area.

The Staffordshire moorlands design guide (SPD) states that extensions should be subordinate and that contemporary extensions need to be handled carefully, responding to the scale and character of the host building.

The proposed development includes a pitched roof extension over the existing DIY/ Workshop and garage as well as raising the ridge height of the dwelling by approx. 1m. It is considered that these works are considered acceptable as the proposed roof form matches that of the existing dwellinghouse and as the dwelling is surrounded by two-storey dwellings and chalet bungalows the raising of the ridge height would not look out of keeping with the surrounding area. It is considered that these works would respect the character and appearance of the existing dwelling and the street scene.

The application proposes external insulation and render. The existing dwelling is made of a red brick, however there are dwellings within the vicinity that have been partly rendered and the application site is not located within a sensitive location, it is considered that the works would not have a detrimental impact on the street scene. Furthermore, even though surrounding dwellings within the area are two storey and are only partly rendered, the application property is significantly different as it is a bungalow, therefore it is not possible to apply similar design principles due to the difference in style of the surrounding properties. On balance, it is considered that the proposed render is acceptable and would not have a detrimental impact on the street scene.

Overall, it is considered that the design of the proposed development is considered acceptable.

Impact on Neighbouring Amenity:

Core Strategy policy DC1 (Design Considerations) is in place to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook and privacy. Equally, Policy DC1 addresses matters of residential amenity, stating that matters of daylight, sunlight, outlook privacy as well as noise concerns should be addressed in regard to the proposed development. Whilst some overlooking can occur within residential areas this does not mean that all overlooking relationships are acceptable.

No. 151 Elmwood Drive:

No. 151 is located to the East of the application site. The proposed roof alterations are not considered to have a detrimental impact on privacy, loss of light or an overbearing impact as there are no first-floor windows to the side elevation of No. 151 that will be affected. There is the addition of a first-floor window to the side elevation facing towards No. 151, however as this will occupy a non-habitable room it is not considered to raise any privacy concerns.

No. 147 Elmwood Drive:

No. 147 is located to the North of the application site. The proposed roof alterations are not considered to have a detrimental overbearing impact or loss of light to No. 147 as it is located approx. 10m from No. 149. There are no new openings to the rear elevation of No. 149 and therefore there are no privacy concerns.

No's 112 and 114 Elmwood Drive:

No. 112 and 114 are location to the West of the application site. Due to the sufficient separation distance the proposed development will not have a detrimental negative impact on the neighbouring amenity of these dwellings.

Highway Safety and Parking:

The proposed development does not result in the loss of parking, however it does include the addition of another bedroom. As there is sufficient parking for at least 2 cars at the application property, the proposed development is considered acceptable in terms of parking and highway safety.

CONCLUSION / PLANNING BALANCE:

In consideration of all of the above the scheme is found acceptable and recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Nicole Quinn

Recommendation Date: 06/07/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council