DELEGATED DECISION REPORT

SMD/2023/0292 **Valid 21/06/2023**	**10 BLYTHE ROAD** **FORSBROOK**	**PROPOSED EXTENSIONS AND ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design/visual impact
- Amenity
- Highways
- Coal area

DESCRIPTION OF SITE

The application property is 10 Blythe Road Forsbrook, a detached and previously extended bungalow. The dwelling sits within a generously sized, rectangular shaped domestic curtilage and benefits from external amenity space to the front and rear. There is a large, block paved parking area at the front of the house which is accessed via a sliding gated access and a good sized detached garage and car port.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge Development Boundary. The site is not within any Conservation Area and there are no protected trees or listed buildings/structures which need to be considered. It is noted that the site is within a low-risk coal area.

PROPOSAL

- A ground floor side extension on the south-eastern side of the bungalow, adjacent to the boundary with 'Rothsay.'
- Replacement of a side/rear conservatory with a brick-built extension and roof lantern.
- Pitched roof in place of flat roof on the north-eastern side of the bungalow (adjacent to the boundary with 8 Blythe Road.
- Removal of two bow-windows and their replacement with two flush fitting windows.
- Blocking up of the central pedestrian door and repositioning within the front elevation
- Size reduction of a front window (presumably a former garage door opening)
- Formation of a second, front facing gable (part of which will form a porch to the new front door)
- Bi-fold doors within the rear elevation.

The above works allow for extensive internal alterations to the layout of the living accommodation. The bungalow would be a three bedroom property (two with ensuite), bathroom, utility, store and open-plan lounge/dining/kitchen area.

All new facing brickwork will match the existing house. The front and part of the north-eastern elevation would be finished with an off white render colour.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
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
6.	Building a strong, competitive economy
9.	Promoting sustainable transport
12.	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

06/00564/FUL	Single storey front extension. Approved.
05/00146/FUL	Garage extension to form workshop. Approved.
04/01350/FUL	Store room extension to garage. Refused.
02/00302/FUL	Detached garage. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments: No representations received within the statutory consultation period.

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

Staffordshire County Council Highways: 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/visual impact
The scheme proposes extensive alterations to the exterior of the bungalow. All of the proposed extensions would have a subordinate relationship with the bungalow. Although some of the flat roofs would connect slightly higher than at eaves level, this is not considered to be a major concern, as this relationship is already in existence where the flat roofs of the side extensions connect to the bungalow. The new extension on the 'Rothsay' boundary will be fairly well secluded from view. The new dining room extension has a parapet roof and although this is higher than the eaves height of the bungalow, it is clearly a different design element, furthermore it is positioned to the rear of the proposed gable end addition. The gable end addition can reasonably be said to be one of the most important parts of this scheme (design and visual impact wise), due to its visually prominent location. The gable addition does sit neatly at existing eaves height, removes a flat roof element and is acceptable.

Blythe Road consists of differing designs of dwellings, some bungalows and some two-storey properties. The application site is tucked at the end of the cul-de-sac and is generally seen in the context of two other bungalows, numbers 6 and 8 Blythe Road. The 'Rothsay' property is a differently designed property, located further to the west and is not part of Blythe Road. The short row of three bungalows, 6, 8 and 10 (application site) Blythe Road have already been subjected to alterations and extensions. There is a mix of flat and pitched roof extensions, use of both bow and flush windows, full height glazing and a mixed materials palette including brick, render, upvc cladding, stone and decorative hanging tiles. However, the predominant facing material is brick. The proposed plans show the existing bungalow to be rendered and the proposed extension to be constructed in brickwork to match the existing. It is considered that this will look somewhat awkward, and given that the predominant material in the area is brick it is considered appropriate to add a condition to exclude the rendering from the consent. For the above reasons it is considered the scheme is acceptable in terms of design and visual impact. Appropriately worded conditions will secure other satisfactory materials details.

Amenity
Due to separations distances, there are no amenity concerns with properties to the rear of the application site. There are no dwellings opposite. The dwellings to consider are 'Rothsay' and number 8 Blythe Road.

The boundary between 'Rothsay'' and the application site, consists of a timber fence and high hedgerow. Building works are minimal on this side of the bungalow, replacing a conservatory-type structure with a brick extension. There are no neighbour amenity issues with 'Rothsay' as the extension is not significantly higher than the existing and the hedge provides a substantial screening.

Number 8 Blythe Road is a detached, gable-ended bungalow similar to the applicant's and is sat at a lower land level. The bungalow benefits from a rear conservatory with windows facing the site. This does not appear to be a principal habitable room. The applicant's proposed side/dining room extension would replace an existing conservatory but would be only slightly

higher. Furthermore, the neighbour's conservatory has the benefit of an alternative light source in the rear elevation. The replacement of the applicant's conservatory with a side extension will reduce overlooking and overall there are no amenity concerns with this proposal.

Highways

Notwithstanding the extensive proposed works, the bungalow will remain as a three bedroomed property. Adopted parking standards require at least two off-road parking spaces, this is easily achievable with the current space available and no part of the submission seeks to reduce the parking area.

The County Highways officer has assessed the application, confirming that a site visit has been undertaken. The Officer comments that '*the proposal does not adversely affect the current parking arrangements, which can accommodate sufficient parking for a property of this size and therefore will not have a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2023/0292).'*

Coal area

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 19/9/2023.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council