DELEGATED DECISION REPORT

SMD/2023/0455 **Valid 08/09/2023**	**1 GREENWOOD ROAD** **FORSBROOK**	**FIRST FLOOR SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Forsbrook and comprises a link detached modern two-storey dwelling which faces Greenwood Road (cul-de-sac) to the south and is the first property to the north of the road with a row of other similar dwellings to the east side of the site also facing the road. It is a corner plot with Chapel Street running along the west side boundary. There are other dwellings on the opposite side of the cul-de-sac to the south and also to the other side of Chapel Street to the west and also to the rear of the site to the north.

PROPOSAL

This is a full householder planning application for a small first-floor side extension, over part of an existing flat-roofed side extension, to accommodate an extension to the bathroom. The existing main roof slope would be extended over the bathroom extension to make it appear as a lean-to to the main house. There would be no new windows on the extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised September 2023)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 31.10.23
Neighbour consultation period ends: 31.10.23
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Severn Trent Water

No objection. No recorded sewers under the property.

OFFICER COMMENTS

The proposal is for a small bathroom extension with dimensions, scale and height which would not detract from the character and appearance of the property. The existing roof would be extended over it and so would blend in with the design of the house as well as appear subservient to it.

The extension would not have any new windows and due to its very small scale and distance from neighbouring properties, it would not harm the light provision or privacy enjoyed by those properties.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 3.11.23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council