

DELEGATED DECISION REPORT

SMD/2024/0111
Valid 05/03/2024

5 STALLINGTON GARDENS
BLYTHE BRIDGE

GROUND FLOOR EXTENSION
FORMING NEW ORANGERY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

Number 5 Stallington Gardens is a detached, red brick, gable style bungalow sitting within a generously sized plot of land. The property benefits from off-road parking and turning space, gardens and outdoor sitting area where the proposed extension is to be built. Within the grounds there is a detached, two-storey, white painted, brick building with a tiled roof. This building has the characteristics of a separate dwelling however the architect informs that it is used as garaging with a workshop above. Boundaries are marked by hedgerows and fencing and there are no significant land levels changes within the site.

For the purposes of planning policy consideration the application site is located within the Blythe Bridge Development Boundary. The property is not within any Conservations Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The erection of a single-storey extension on the south-eastern facing elevation of 5 Stallington Gardens. The extension would consist of a white upvc frame sitting on top of a small brick plinth, full-height glazing and rectangular shaped roof lantern. The extension would be accessed internally via existing sliding (glazed) doors, additional sliding doors would allow access to the outside area.

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 the following sections;

- 2. Achieving sustainable development
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 12. Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/08997/OLDDC Building of a bungalow. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 23.05.2024

Neighbour consultation period. Expired.

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

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

Severn Trent Water: Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

- 100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
- 300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
- Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-yoursewers/sewer-pipe-responsibility/> If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter (building.over@severntrent.co.uk - Tel: 0345 266 7930).

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 and visual impact

No objections in terms of design or relationship with the existing bungalow. This would be a simply-formed, glazed structure added to the south-east facing elevation and which would be modest in size in relation to the size of the existing dwelling. Whilst the south-eastern side does appear to be the principal elevation, it does not have the strong characteristics normally found within a principal view for example patio windows are normally found within rear or side elevations. As a result of this, it is not considered problematic having a conservatory-style addition in this location as it would not be masking any important features.

Whilst it is likely that the addition would be seen from the road, views would be limited due to the close proximity of boundary hedging. In any case, this type of development is not unusual within residential areas.

Neighbour amenity

No objections in terms of neighbour amenity. There are no dwellings close enough which would be at risk of overlooking or suffer from any overbearing relationship.

Parking

The scheme is not proposing any additional bedroom space therefore consideration of the adopted parking standards is not necessary.

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: 24.05.2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

