

DELEGATED DECISION REPORT

SMD/2024/0203
Valid 30/04/2024

HUNTERS WAY 69
CAVERSWALL ROAD
BLYTHE BRIDGE

PROPOSED SINGLE STOREY
SUNROOM AND UTILITY
EXTENSION TOGETHER WITH
VERANDA AT REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site is a two storey detached dwellinghouse with a dual pitched tile roof, finished in a rough white render, and adjacent to the house is a detached annex, also with a dual pitched tile roof and finished in a rough white render. The site is set well back from the highway, and can demonstrate ample parking. The proposal related to the main house. The site is not Listed or in a Conservation Area.

PROPOSAL

The proposal is a rear extension for a sunroom and utility room, with the utility room to be white rendered to match the host dwelling, as well as a roof canopy to form a verandah over an existing patio. The sunroom is to extend 7.4 metres from the rear elevation, be 3.8 metres wide, 3.7 metres to the roof ridge, and 2.5 metres to the eaves.

The utility will have the same roof heights, however will be 2.49 metres wide, and extend 3.35 metres from the rear elevation. The verandah roof canopy will have the same roof height, and extend 3.35 metres from the rear elevation, and run for the remaining length of the rear elevation.

The sunroom will have a dual pitched gable, while the utility and verandah will be lean-to.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/1989/0071. (OLD REFERENCE: 89/01188/OLD). DESCRIPTION: Site for retirement bungalow. DECISION: WITHDRAWN

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

Standard comment regarding unmapped assets.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The proposal is in the Blythe Bridge Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed represents a large addition to the property, however given the existing size of the host dwelling and as it is the rear elevation and not visible from the public domain, the single storey proposal does not represent an overbearing addition which would become dominant. The plans fail to illustrate the full extent of the existing building as they are partial plans showing only the relevant elevations. As a result is considered that the proposal is acceptable in design terms.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by Braeside to the south and 71 Caverswall Road to the north. The proposal would not negatively impact either property in terms overlooking, overbearing effect, or overshadowing, and is acceptable in amenity terms. Due to the size of the plot and distance from the boundary, coupled with the single storey nature of the extension it would not cause any overshadowing of no.71. The extension is located to the north of Braeside so will not impact on direct sunlight. Side windows are proposed facing this dwelling, but the existing boundary hedge should prevent any overlooking.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposal does not remove parking availability or add an additional bedroom, and the site can demonstrate ample parking provision, and therefore the proposal is acceptable in highways terms.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is recommend for approval as it is considered that the proposal, while large, would not tip the balance to being an overbearing and dominant addition to the host dwelling, due to the size of the host dwelling as well as the plot in which it sits. This is paired with the fact that the proposal sits at the rear and is not visible from the public realm and would therefore not present an incongruous addition to the street scene. The proposal is acceptable in principle, and in terms of amenity and highway safety.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 25/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council