

DELEGATED DECISION REPORT

SMD/2024/0194
Valid 16/05/2024

MAYFIELD
57 CAVERSWALL ROAD
BLYTHE BRIDGE

PROPOSED TWO STOREY
EXTENSION TO SIDE
TOGETHER WITH NEW
GARDEN WALL AND PATIO

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a detached, two storey red brick dwellinghouse with a dual pitched hipped roof. The dwelling has a side extension (no planning history), as well as a white rendered rear two storey outrigger. The property is located on a private road approximately 40m west of Caverswall Road in a semi-rural setting.

PROPOSAL

The application seeks permission to demolish the rendered rear outrigger, and build a two storey extension to the side with a porch at ground floor level, behind the existing side extension, as well as a new garden wall at the rear. The application also proposes a new patio at the front of the house. The proposed extension and garden wall are to be red brick to match the existing, and roof tiles to match the existing. the proposed extension is to match the existing eaves height, but come below the roof ridge. The proposed eaves are approx. 6.59 metres, and the rood ridge is 8.5 metres. the proposal will extend approx. 5.22 metres from the existing side wall, and 3.92 metres from the existing extension at first floor level, and 5.28 metres at ground floor level due to the porch. The proposed roof ridge height of the porch is 4.1 metres.

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/2004/1260. (OLD REFERENCE: 04/01137/FUL). DESCRIPTION: Erection of a double garage. DECISION: APPROVED

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

Acceptance.

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 site 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 extension is designed in the same architectural style as the original house, with a hipped roof which flares at the eaves, as well as arched soldier coursing above the windows. The extension remains subordinate, as the roof ridge is set well below that of the original house, and it is 'infilling' a corner at the rear of the property, it does not dominate or overwhelm the existing property. the proposal is therefore 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 59 Caverswall Road to the north (rear), The Leash to the west, and 55 Caverswall Road to the east. The proposal would not have an amenity impact on these neighbouring properties in terms of overshadowing due to the degree of separation between them and the proposed site of the extension, and therefore the proposal is acceptable in terms of amenity.

A first floor window is proposed which would overlook the neighbours garden but this will serve an en-suite bathroom and therefore an obscured glazing condition could be applied. Existing boundary treatments will largely prevent overlooking at ground floor level although the proposal is for a utility room which would not be considered habitable in any event.

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 would not have an impact on highway safety, and is therefore acceptable.

CONCLUSION / PLANNING BALANCE

On balance, the property is acceptable as it does not pose any issues relating to design, highway safety, amenity, or in principle. The proposal is therefore recommended for approval.

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

Case Officer: Reuben Berriman

Recommendation Date: 11/07/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council