

DELEGATED DECISION REPORT

SMD/2024/0263
Valid 13/06/2024

6 NEW CLOSE AVENUE
FORSBROOK

SINGLE STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Character and Appearance
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

Semi-detached two storey hipped roof dwelling on a suburban cul de sac within a rural 'larger village'. The dwelling has a driveway to the side that give access to a garage at the rear.

PROPOSAL

The application proposes a single storey hipped roof addition to the side of the dwelling. The addition would have a hipped roof and be built from matching red brick. It would provide a 'snug' and downstairs bathroom.

The addition would occupy driveway space to the side of the dwelling and obstruct access to a garage at the rear.

A site plan demonstrates how two parking spaces can be provided to the front of the dwelling within the curtilage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

13/00779/FUL Single Storey Side Extension. Approved.
SMD/2013/1108 Two storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 8th Aug 2024

Neighbour consultation period ends: 8th Aug 2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Forsbrook PC: Awaited

Staffordshire County Council Highways

No objection. The site plan demonstrates ability to park 2 cars within the curtilage.

Recommend condition requiring parking provision to be made in accordance with submitted site plan.

OFFICER COMMENTS

Principle of Development

The dwelling is within an established residential area in the 'larger village' of Blythe Bridge. Here Local Plan strategy policy SS8 applies. The strategy makes provision and support for appropriate householder development that is of good design and supports local housing need.

Design and Impact on the Character and Appearance of the Area

The single storey side extension would be subordinate to the original two storey host dwelling. It would be built with a hipped roof and from matching brick and roof tile and in those respects it would relate well to the character and appearance of the host dwelling. Set well back from the roadside it would not appear dominant or obtrusive in the street scene. There would be no harm to the character and appearance of the area or local distinctiveness.

There would be no conflict with Local Plan Policy SS8 and DC1 or the SMDC Design Guide 2018, in these regards.

Amenity and Impact on Neighbours

The side extension would present a blank facing flank wall with no windows that would face its adjacent neighbour. The side wall would face onto the neighbour's opposing blank facing side elevation, save for a ground floor garage window. In these respects the development would not adversely affect outlook or light to the neighbour's habitable rooms. The development would not project front or rear of the existing building line.

There would be no harm to the amenity of neighbours and no conflict with Local Plan Policy DC1 in those regards.

Highway Safety

The development would occupy a driveway space to the side of the dwelling and obstruct access to the garage at the rear. The dwelling would remain a three bedroom property and a submitted site plan demonstrates that two parking spaces can be provided to the front of the dwelling to comply with the Council's parking standards. On this basis the Highway Authority do not object and the development would not result in an unacceptable harm to highway safety.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not be harmful to the character and appearance of the area, neighbouring amenity, or highway safety. There would be no conflict with the planning policy and supporting documents listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 8th August 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council