

DELEGATED DECISION REPORT

SMD/2024/0422
Valid 16/09/2024

2 BARLSTONE AVENUE
BLYTHE BRIDGE

**FRONT/REAR AND SIDE
EXTENSIONS TO CREATE
EXTRA ACCESSIBLE LIVING
SPACE FOR MOBILITY
NEEDS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached red brick dual pitched roofed bungalow and its curtilage on the corner of Barlstone Avenue and Stallington Road in the village of Blythe Bridge. The site is in a suburban location within the Blythe Bridge Development Boundary. West of the site is the Forsbrook 20(a) public right of way along Bogs Lane.

PROPOSAL

The application seeks permission for both flat and pitched roofed single storey front, rear and side extensions to the property in matching materials.

Revised plans were requested as the original site plan failed to show existing development which fences off part of the parking area. The revisions show this development, as well as the required parking arrangements.

A Confidential Planning Statement is provided which contains some medical information regarding one of the applicants.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 139.

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/10/2024

Neighbour consultation period ends: 10/10/2024

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Conditional acceptance:

- The development hereby permitted shall not be brought into use until the parking area has been provided in permeable block paving and in accordance with the approved plan SHEET NO:001 REVISION: F. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASON: To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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 within 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, and ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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. Typically, this would mean not building forward of the principal elevation.

In this case, a front extension has been added which projects a significant distance beyond the principal elevation and creates a dominant feature. The proposal does not reflect local design styles, and contradicts design guidance and supplementary planning documents. The design of the proposal diminishes the dominance of the host building by obscuring the principle elevation behind later additions, and also negatively affects the character of the local area, and is therefore contrary to the Design Principles SPD and Policy DC.

Overall, the proposed elevation creates a disharmonious composition which would detract significantly from the character and appearance of the host dwelling and the street scene within which it sits. This is exaggerated by the fact the site is located in a prominent location at the intersection of two streets. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, and Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 4 Barlstone Avenue to the south, and highways to the north and east, and the unadopted road Bogs Lane and Forsbrook 20(a) public right of way to the west. due to the scale and nature of the development, the proposal would have little impact in terms of residential amenity by way of overlooking, overshadowing or overbearing effect for 4 Barlstone Avenue, as the additional windows facing No. 4 would largely look onto the existing garage, and an elevation which does not have windows. The single storey flat roof extensions would not have an oppressive effect on or overshadow neighbours.

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 revised site plan shows parking accommodation for two vehicles, as is required by the SMDC Parking Guidance in Appendix 2 of the Local Plan. The proposal therefore complies with Policy T1.

Other Matters

The application is accompanied by a Confidential Planning Statement which contains information regarding one of the applicant's medical needs. It is however very limited in scope and not supported by any clinical evidence.

The Public Sector Equality Duty, as set out in section 149 of the Equality Act 2010, requires local authorities to have due regard for the need to eliminate discrimination and advance equality for people with disabilities. This is a material planning consideration, however in this particular case and for the reasons given above, the negative impacts of the design and the adverse impact on the character and appearance of the area are outweighing.

CONCLUSION / PLANNING BALANCE

The proposed development does not constitute good design, and is contrary to Policy DC1 of the Local Plan, the adopted design guide SPD's, and the NPPF. Paragraph 134 of the NPPF states that development that is not well designed should be refused. The proposal is not of good design and there are no material considerations which indicate that the application should be decided other than in accordance with the Development Plan. The recommendation is therefore to refuse.

OFFICER RECOMMENDATION : REFUSE.

Case Officer: Reuben Berriman

Recommendation Date: 11/11/2024

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council