

DELEGATED DECISION REPORT

SMD/2024/0404
Valid 05/09/2024

LAND ADJACENT TO 9
BLYTHE ROAD
FORSBROOK

APPLICATION FOR VARIATION
OF CONDITION 2 AND REMOVAL
OF CONDITION 8 IN RELATION
TO APPLICATION SMD/2021/0814

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity (neighbour and future occupier(s))
- Highways
- Coal (Low-risk area).

DESCRIPTION OF SITE

The application site is a plot of land situated on the southern side of number 9 Blythe Road Forsbrook, a cul-de-sac to the north of the A521 Cheadle Road. Land levels within the site drop towards the rear boundary with the plot being visible from Cheadle Road below. The surrounding area consists mainly of dwellings, with those along Blythe Road being of varied design including semi-detached and detached dwellings, some being two-storey properties and some being bungalows.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered. The site is within an area identified as a low-risk coal area.

PROPOSAL

This is a Variation of Condition application. The applicants seek to vary condition number 2 and remove condition number 8 from approved application reference SMD/2021/0814. The relevant conditions currently read as follows;

Condition number 2

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan: Dwg no 1659/009
Proposed Site Plan: 1659/003 Rev A
Proposed Ground Floor Plan: 1659/004 Rev A
Proposed First Floor Plan: Dwg no 1659/ 005 Rev A
Proposed Elevations: Dwg no 1659/006 Rev A

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Condition number 8

The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason: To comply with NPPF; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

The applicants propose the following works;

- Change of the lounge window to a bay window (rather than flush);
- Change the use of the majority of the approved integral garage space to a study/snug room;
- Replacement of the approved garage door with a flush fitting window;
- Change the rear section of the approved garage space to a garden/cycle store
- New external access door within the side wall/gable end to provide access to the garden/cycle store;
- Enlarging the parking area at the front and side of the dwelling.

The loss of the garage would result in displaced parking for a single vehicle. The Site Plan approved under SMD/2021/0814 demonstrated two parking spaces at the front of the house (third within the garage). The proposed scheme would see the size of the hardstanding (driveway) enlarged, to accommodate two vehicles at the front of the house and a third on the southern side of the house.

As a result of the proposed changes to the approved plans, condition number 8 would become redundant.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Supplementary Planning Document

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0814	Proposed new detached house with attached garage. Approved.
SMD/2017/0114	Outline planning permission with all matters reserved (except access) for proposed new detached dwelling on side garden area of existing dwelling house and new vehicular access. Approved.
SMD/2016/0821	Two storey rear extension. Approved.
SMD/2013/1155	Proposed new detached dwelling on side garden area of existing dwelling house. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
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.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 21-Jan-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Blythe Road within 50 metres either side of the site from 30/12/2019 to 29/12/2022.

Background

The site is located on Blythe Road (Road No. D.1270), an unclassified road which is subject to a 30mph speed limit. Blythe Road is a cul-de-sac serving 10 residential properties and benefits from streetlights and footways.

Previous applications

SMD/2021/0814 – Proposed New Detached house with attached garage – Conditioned by the Highway Authority.

SMD/2017/0114 - Outline planning permission with all matters reserved (except access) for proposed new detached dwelling on side garden area of existing dwelling house and new vehicular access – Conditioned by the Highway Authority.

SMD/2013/1155 – Outline - Proposed new detached dwelling on side garden area of existing dwelling house – Conditioned by the Highway Authority.

Proposal

Application for Variation of Condition 2 in relation to application SMD/2021/0814.

Comments:

Application for the removal/variation of Condition 2 in relation with the approved plans and Condition 8 Garage to be maintained for use of Vehicle / Cycle Parking. The applicant has removed the garage from the proposal. Submitted revised plan Drawing Ref: 24-22-b3-XX-XX-DR-A-0103 shows parking for 3 vehicles and therefore complies with Parking Standards for a property of this size.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0404) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking and turning area for the proposed dwelling has been provided as detailed in submitted Drawing Ref: 24-22-b3-XX-XX-DR-A-0103 and shall thereafter be retained for its intended purpose for the lifetime of the development.

Reason:-

To comply with NPPF; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

Note to Planning Officer:

Condition set within SMD/2021/0814 and Informative regarding access to the site – The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed, still applies.

OFFICER COMMENTS

Principle of Development

This is not an application to determine the principle of residential development on the site, it is a variation/removal of conditions application only. The principle of development has already been accepted/established through approval of application reference SMD/2021/0814. This application allows consideration only of the variation of condition number 2 and removal of condition number 8. The details of the proposed changes are outlined within the 'Proposals' section of this report.

Design and visual impact

No concerns regarding the loss of the garage door and its replacement with a flush fitting window. No concerns with the inclusion of a bay window in the principal elevation in exchange for the previously approved flush fitting window. Both of the proposed window styles are acceptable and their sizes are proportionate to the principal elevation of which they will form a part. The front of the building will still retain a good solid-to-void ratio. The changes will not detract from the approved dwelling appearance and will not result in any subsequent street-scene harm.

There are no design/visual impact concerns relating to the addition of a single door within the gable end wall, and no objections are raised in respect of the enlarged parking area at the front of the house to accommodate the parking space lost from the integral garage. All materials and landscaping can be conditioned.

Amenity

There are no amenity concerns. Changing the window type to serve the lounge will not result in any neighbour amenity harm, the window position has already been approved, this is just a variation of the window style. Omission of the garage door and its replacement with a window will not result in any neighbour amenity harm, no unacceptable degree of overlooking would occur due to the positioning of the new dwelling within its plot and relationship with surrounding properties. The new gable end door has no neighbour amenity impact. The proposed parking amendments still provide sufficient off-road parking for the proposed property.

Highways

The scheme sees the loss of the approved integral garage and its use for living accommodation and domestic storage. The domestic curtilage is large enough to provide three off-road parking spaces to the front and side of the new dwelling, this is acceptable as it complies with the number of spaces required for a 4 bedroom dwelling. The block paved drive would be broken up with an area of grassland and split from the pavement with a low-level brick wall. Detailed comments from the County Highways officer can be read in full within the 'Consultations' section of this report, in summary there are no highways related objections subject to condition. Condition 8 removed permitted development rights, preventing the conversion of the garage into living accommodation. With an acceptable provision for parking elsewhere on the site, this condition is no longer necessary.

Coal (Low-risk area)

The application site is within a low-risk coal development area which could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

BNG

The original planning consent was granted on the 15th March 2023, therefore as this was before the mandatory requirement for BNG, there is no requirement to consider this matter.

Other Matters

This is a variation of conditions application. The original consent (SMD/2021/0814) included a number of conditions requiring additional information/need to be discharged. Discharge of Conditions application DOC/2024/0076 has been completed. Where relevant, the information agreed at conditions stage has been used to form the conditions within this variation application and can be summarised as follows..

- Materials – All agreed information contained on the approved drawings for SMD/2024/0404.
- Hard and soft landscaping – All agreed information contained on the approved drawings of SMD/2024/0404.
- Submission of Construction and Environmental Method Statement – Positively worded condition to relate to DOC submission and individual document reference number.
- Submission of Gas Protection scheme – Positively worded condition to relate to DOC submission and individual document reference number.
- Submission of Gas Protection scheme – Positively worded condition to relate to DOC submission.
- Artificial lighting – all agreed information contained on the approved drawings for SMD/2024/0404.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application to vary condition 2 (plans) and omit condition number 8 is approved. Conditions are recommended. It

is noted that a number of conditions attached to approval SMD/2021/0814 have already been discharged/satisfied, therefore, where appropriate, positively worded conditions will be attached to this variation of condition consent.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 06.05.2025.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council