

DELEGATED DECISION REPORT

SMD/2025/0195
Valid 23/04/2025

101 ELMWOOD DRIVE
BLYTHE BRIDGE

FIRST STOREY SIDE EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

Number 101 Elmwood Drive is a semi-detached, two-storey dwelling with gable-end roof design. There is off-road parking at the front of the house as well as an attached, single garage. The dwelling has previously benefitted from a single storey extension. Garden and patio space is provided at the rear of the house and there is a detached, pitched roof building within the grounds which was once the garage (now inaccessible to vehicles). The dwelling does sit slightly higher (land levels-wise) than the road but there are no significant levels changes within the plot.

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. Planning mapping records do not show the property as being situated within any Flood Zone.

PROPOSAL

Planning permission is sought for a first-floor side extension to provide an additional bedroom as well as an extension to an existing bedroom. The extension would be set back from the principal elevation, have a lower ridgeline, and a gable ended roof. Windows would be within the front and rear facing walls. Off-road parking is shown as being at the front of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 4 Decision making
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

92/00665/OLD Side/rear extensions and pitched roof canopy to front of dwelling. 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

Block plan shows 3 vehicles parked on the driveway. Drawing scales at: width between 5m and 8.8m and depth of 8.7m. Vehicles scale a little smaller than a 'normal' car and won't park exactly as shown on the plan but there is enough space to park 3 normal size vehicles on the driveway. Some partial blocking in may take place but that's not unusual for a residential setting. Driveway does appear to meet standards for a four-bed dwelling. No objection. At most a condition to retain parking as submitted.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Blythe Bridge as a 'Larger Village.' Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic development.

Design and visual impact

The proposed plans have been amended since submission of the application. The proposal is still for a first-floor side extension however there were concerns that the scheme did not have a subordinate relationship with the existing house due to the principal wall of the extension running flush with the existing principal wall, there being no set back of the roof plane and no reduced height ridge line.

The amended plans have now addressed these concerns, the scheme displays a lower ridge level, a set back roof slope and recessed principal wall. Matching roof tiles are welcomed. The plans indicate the intention to use matching brickwork for the rear and side extension walls, and a render finish on the front wall of the extension. Whilst the matching brickwork is acceptable, there are concerns regarding the use of render. Whilst the dwelling does already have a render feature, this is at ground floor level, as is the case for similarly designed dwellings in the area, indicating that this was an original feature of the property. The plans did not originally show render on the extension, this has been added throughout the amended plans process, and not at the request of the LPA. The concern with the render is that at first floor level it would be out of keeping with the appearance of the house, it is neither to the side nor above the existing rendered area, rather in a diagonal direction which would have an odd appearance. This arrangement would be out of keeping with the area and notably would result in an unbalanced arrangement with the attached dwelling (number 103 Elmwood), which has itself benefitted from a two-storey development with brick use at first floor level. No amended plans have been received to omit the render therefore the agent has confirmed via email that he is happy for the material to be conditioned in order for the decision to be issued.

Neighbour amenity

No amenity issues in respect of impact upon the attached dwelling, number 102 Elmwood Drive, as the proposed extension would be located on the southern side of the house. No amenity issues in respect of dwellings to the rear of the site due to separation distances (measured on plan view of in the region of approximately 45m). No issues with dwellings to the front of the application site. Due to the road curving to the east, the application property does not have any direct face-to-face relationships, rather, it has a view along the road. The main property to consider is number 99 Elmwood Drive to the south. Measured on plan view, there does not appear to be any breach of the 45 degree horizontal angle measured from the mid-point of the adjacent upper floor window. In any case, in this instance the development is considered acceptable due to the separation between the dwellings and the fact that the proposed extension would sit to the north of the neighbouring window. The rear windows of number 99 would not be impacted upon as the extension would not go beyond the rear wall. The window within the gable end of number 99 does not appear to be principal and is fitted with obscure glazing.

Highways

At the front of the house there is a large, block paved driveway which provides off road parking. The proposed extension would see the dwelling change from a three bedroom to a four bedroom property. In accordance with the council's adopted parking standards, three off-road parking spaces need to be provided. The application is accompanied by a plan which shows three off-road spaces. The County Highways officer comments can be seen within the Consultations section of this report but, in short, there are no objections and a condition to retain the parking spaces is suggested.

CONCLUSION / PLANNING BALANCE

No objections to the proposed amended plans. Conditions recommended.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 11.07.2025.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council