

DELEGATED DECISION REPORT

SMD/2025/0333
Valid 29/08/2025

75 PORTLAND DRIVE
FORSBROOK

THE GROUND FLOOR
EXTENSION TO INFILL THE
DRIVE AND DROPPED KERB

(FULL - MINOR)

MAIN ISSUES

- Impact on character and appearance
- Impact on amenity of neighbours
- Impact on highway safety

DESCRIPTION OF SITE

Semi-detached two storey dwelling with a full pitch roof on a suburban cul de sac within a rural 'larger village'. The dwelling has a roof plain facing and parallel to the road and the front elevation presents a two-storey bay window column with tile cladding. The dwelling is at the end of a row and occupies a corner plot where road junctions intersect, this means that the road sweeps around to the side of the dwelling containing a generously sized plot.

The original 3-bedroom dwelling (two bedrooms and a boxroom/study) has already been extended with a first-floor addition that has been built over a ground floor carport or coach style opening. The first-floor addition has already added a further two bedrooms taking existing total to 5 bedrooms (including the study space).

To the side of the carport there is a flat roof garage that extends to the roadside boundary.

Across the full width of the plot, the driveway hardstanding has already been extended, brick paved, to provide space for at least three cars to park side by side. The kerb at the carriageway edge only spans part of this width.

PROPOSAL

To build up front and rear elevations at ground floor to infill the carport area as new internal space that would add an additional bedroom. A small corner from the existing garage would be taken to provide an ensuite bathroom.

Proposed plans also include the detail of a proposal to extend the drop kerb across the full driveway width, however, this would be permitted development (Part2 Sched 2 GPDO), as formation of access onto an unclassified road, and requires only highway approval for the works to the footway.

The new ground floor elevations would introduce windows that would match in style and align with the first floor windows above.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
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

85/14084/OLDDC Two storey extension to form double garage, carport, bathroom and extension to bedroom. APPROVED.

93/01165/OLD DOMESTIC CARPORT AND CONSERVATORY. APPROVED.

07/00245/FUL First floor side extension. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 20th November 2025

Neighbour consultation period ends: 20th Nov 2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Forsbrook CP: No comment within consultation period

Staffordshire County Council Highways

Queried existing bedroom numbers at the property.

OFFICER COMMENTS

Principle of Development

The dwelling is within an established residential area in the 'larger village' of Blythe Bridge and Forsbrook. 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 Character and Appearance

The development would enclose and infill existing ground floor space that provides a car port beneath an existing first floor bedroom. The existing ground floor 'gap' within the front and rear elevations, is not a common feature within the area or street scene and it does appear as a relative peculiarity. The infill walls would be built from matching facing brick and the windows would replicate the style and positioning of those at first

floor above. Overall, while the dwelling has already taken on a proportionally wide front elevation, the development would bring balance and coherent appointment to the front elevation in particular.

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.

Impact on Amenity

The proposal does not include any additions or enlargements that would extend beyond the existing footprint or building line. There would be no new building form introduced closer to or in front of any of the applicant's neighbours.

On the rear a new ground floor patio window would be contained in the new section of rear elevation that would build up the open carport space below the existing first floor bedroom. The new patio window would serve the additional 5th/6th bedroom and would face onto existing garden space. The window would be almost 7m from the rear garden boundary that provides a shared boundary at the side of the bungalow to the rear (1 Portland Drive) of the applicant's dwelling. The window would be 10m from the side wall of the bungalow that is blank facing save for an existing bathroom or utility window. The space between the side of the bungalow and the shared boundary is a functional area surfaced with stoned hardstanding and does not provide a well-used or valuable area of garden/outdoor amenity space. The patio window, therefore, would not cause unacceptable overlooking of any principal windows or outdoor private amenity space.



There would be no conflict with policy DC1 in these regards.

Highway Safety

The dwelling already has more than 3 bedrooms. Council parking standards require three off road parking spaces for a dwelling that has more than three bedrooms. The proposal would add an additional bedroom and remove a single space from the car port area.

The existing driveway across the full width of the plot frontage does provide at least three side by side parking spaces, despite the loss of the carport. The brick paving provides permeable surface, and the additional driveway hardstanding would have

been provided as permitted development. With this arrangement, the dwelling would remain parking space standard compliant.



The proposal details an increase to the width of the dropped kerb in front of the widened driveway. That would form an access onto an unclassified road that would not present a severe highway danger and, in any event would be permitted by the GPDO Part2.

No breach of the Council's parking standards and no conflict with policy T1 of the SMDC Local Plan.

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: 20/11/2025

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

