

## DELEGATED DECISION REPORT

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SMD/2016/0569  
Valid 29/09/2016

29 PEN-Y-BONT WALK  
BIDDULPH

PROPOSED EXTENSION  
OVER FRONT DOUBLE  
GARAGE AND SINGLE  
STOREY SIDE EXTENSION.

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building and wider surrounding street scene;
- Residential amenity; and
- Highway safety.

### DESCRIPTION OF SITE

The application site comprises of a large detached dwellinghouse which sits on a modern housing estate within Biddulph development boundary. Constructed from red brick under a concrete interlocking tile roof the property has an L shaped plan form with a projecting two storey front extension with a single storey double garage leading off this. A uPVC conservatory has been added to the rear. Parking is provided to the front of the dwelling and private amenity space is provided to the side and rear.

### PROPOSAL

This is a householder application which seeks consent for a first floor extension over the existing single storey double garage and a single storey side extension.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives  
SS1 Development Principles  
SS1a Presumption in Favour of Sustainable Development  
DC1 Design Considerations  
T1 Development and Sustainable Transport

#### National Planning Policy Framework

Chapter 7 Requiring Good Design

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None

## **CONSULTATIONS**

### **Publicity**

Neighbour consultation period ends: 21<sup>st</sup> October 2016

### **Public Comments**

No representations received.

### **Town / Parish Comments**

Approve subject to no valid neighbour objections.

## **OFFICER COMMENTS**

### **Principle of Development**

This application relates to a site located within an established residential area within the Biddulph development boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

### **Design**

Policy DC1 (Design Considerations) states that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG. The SPG with reference to extensions confirms that extensions should be subordinate to the existing building so that the original house dominates. Whilst the proposed first floor extension has been designed so that its ridge height is subordinate to the existing dwelling its positioning on the front elevation of the building means that it does have a significant impact on the overall character and appearance of the host building. Concerns were raised with the agent regarding the overall size, scale, bulk, form and massing of the proposal however during the site visit it was evident that an identical arrangement exists with a similar property located at the entrance of the cul-de-sac at its junction with St. David's Way. This dwelling is much more prominent in terms of its position within the estate than the application building which lies close to the head of the cul-de-sac. It is also set down from the adjacent highway and is set at right angles to the adjacent dwellings to the east. The single storey kitchen extension sits behind the existing garage and would therefore not be visible from any public vantage point. Given the presumption in favour of development within this location, the fact that the proposal represents an extension to a modern building on a modern housing estate

and the existence of a identical extension to one on a similar dwelling in a much more prominent location refusal would be difficult to substantiate.

### **Amenity**

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed development is not considered to be prejudicial to the reasonable enjoyment of any of the surrounding dwellings. Number 27 Peny Bont walk lies at right angles to the application site and sits forward of the existing garage. The side facing gable proposed contains only one window which would be located at ground floor level. Whilst there are residential properties to the south (Dylan Road) these are separated from the application site by a vehicular track which gives access to a detached dwelling which lies to the north west.

### **Highway Safety**

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. Adequate parking and turning facilities are currently provided within the application site and the proposed development would not result in the loss of provision. Accordingly no objections are raised on highway safety grounds.

### **CONCLUSION / PLANNING BALANCE**

On balance the proposed extension is considered to be acceptable in principle and its size, scale, form and design, is in keeping with the character and appearance of the host building and the wider surrounding area. The proposed development would not adversely affect residential amenity or be detrimental to highway safety.

**OFFICER RECOMMENDATION :** Approve subject to conditions

**Case Officer: Teresa Critchlow**

**Recommendation Date: 9<sup>th</sup> December 2016**

X *B.J. Haywood*

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Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**

