



MODE Architects Limited

PLANNING STATEMENT

455 New Street, Biddulph Moor,
Staffordshire

Issued: March 2017

Job Reference: 00003/PS/V01

Site Address:

455 New Street, Biddulph Moor, Staffordshire

Client:

Mr & Mrs Jones

Proposal:

Extension to existing detached dwelling at 455 New Street, Biddulph Moor,
Staffordshire

Study:

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Report Prepared By:

Kim Mountford BA(Hons) M.Arch ARB

MODE Architects Ltd

Contact Details:

MODE Architects Ltd

Pennant House,

Salem Street,

Stoke-on-Trent,

ST1 5PR

Email: kim.mountford@mode-uk.com

Tel: 07814047193

1 INTRODUCTION

- 1.1 MODE Architects Ltd. has been instructed by Mr & Mrs Jones to prepare a suitable proposal for future proofing their property; 455 New Street, Biddulph Moor. Mr & Mrs Jones currently live at the aforementioned address and wish to continue to do so into the foreseeable future.
- 1.2 They have previously applied for a Caravan on the plot of land, application no. SMD/2016/0456, which was refused on the grounds that it was unsuitable development for the area. This application seeks to address the issues for refusal raised under the previous application and propose a suitable development for both the area and the clients requirements.
- 1.3 The applicant is well known in the area, as they have contributed to the local community, in both the Community Association and Biddulph in Bloom.
- 1.4 Mr Jones has previously been discharged on medical health grounds from the Police service, after sustaining injuries responding to an emergency. He has previously completed 19 years public police service.
- 1.5 The applicant seeks to extend their existing home to incorporate a ground floor bedroom and bathroom, whilst providing adequate accommodation at first floor for their family, who would also be living in the house to provide support.
- 1.6 No pre-application advice has been sought.

2 APPLICATION OBJECTIVES

- 2.1 The application seeks to provide a suitable solution for the client, allowing for appropriate accommodation to be provided at ground floor level, whilst also ensuring the first floor of the house is fit for their family to live at the same address and provide long-term support. The current bathroom is cramped and needs fully modernising. The application outlines extending the bathroom into the adjacent existing bedroom, this loss of first floor accommodation is then subsidised by the new extension to retain 3no. first floor bedrooms.
- 2.2 The proposed extension has been proposed as a response to the previous refusal of application SMD/2016/0456 and due to the applicant's financial position allowing them the option of a more appropriate development of the site.
- 2.3 The application seeks to provide adequate accommodation for the applicant's needs, whilst also addressing the issues outlined under the application SMD/2016/0456. The proposal is of the same nature, character, scale and appearance as the existing dwelling.
- 2.4 The materials proposed are to match the existing.

3 SITE & SURROUNDINGS

- 3.1 The site is within the village centre and is not subject to any planning restrictions. It has access to a bus service, local shop and post office. Biddulph Moor is defined as a Larger Village and primarily residential in nature, with a mix of architectural typology within the immediate vicinity of the applicant's property.
- 3.2 No. 455 is a detached former police house and is set within its own grounds, providing a large area to park and turn to the front and amenity space to the rear and both sides of the property.
- 3.3 There is an open public space to the south-east of the properties boundary. This will remain unaffected by the proposal and will also serve as a visual buffer to the proposed extension.
- 3.4 The proposed extension has been designed to be in keeping in style and mass to the existing former police house. It also seeks to reinforce the residential nature of the site. By extending in a sympathetic style, the design will blend in with the existing house and be screened by the existing site boundary walls and the fact that the existing house and proposed extension sit lower than the road. The focus on this in keeping proposal is that the building line to New Street is maintained.
- 3.5 It is proposed that the additional annex bedroom would be more than supported by the ample space within the site in terms of vehicle turning, parking and amenity. Any future occupant would have more than enough area to the front of the property to turn, park and leave the site in a forward motion from the existing entrance. There are no alterations to the existing site entrance proposed as part of this application.

4 PLANNING POLICY

- 4.1 In accordance with Policy SS1 the proposed extension is a high quality solution that will contribute positively to the social and environmental improvement of the village of Biddulph Moor.
- 4.2 The proposal is within a sustainable location, with easy access to all essential services.
- 4.3 The extension is of a desired quality, which contributes to the distinctive character of the village, whilst also providing the accommodation that the applicant requires.
- 4.4 The application is in line with Policy SS1, SS6a and Design Policy DC1 in terms of its response to scale, arrangement, character and appearance. It will deliver an attractive, well-maintained environment that compliments the local distinctiveness and character of the village setting.
- 4.5 Any future occupier of the property will be provided with suitable residential amenity and high quality accommodation that can be functional and useable and therefore, protected.

5 CONCLUSION

- 5.1 The proposed extension offers an adaptable solution for the applicant and also to any future occupant.
- 5.2 In accordance with paragraph 186 of the NPPF, it is expected that the local planning authority will approach decision taking in a positive way to foster the delivery of sustainable development. The NPPF also goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 5.3 It is anticipated that the proposed extension has addressed all previous concerns raised by the local authority and that a positive decision will be reached in response to this application.