

DELEGATED DECISION REPORT

SMD/2017/0161
Valid 09/03/2017

139 CONGLETON ROAD
BIDDULPH

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the application site and wider street scene;
- Impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to a site occupying a corner position between Congleton Road and Wrexham Close. The site comprises of a two storey semi-detached dwelling with gardens to the front, side and rear. Vehicular access and a detached garage are located towards the rear of the plot and are accessed off Wrexham Close. The site is located within an area that is predominantly residential in character and falls within the Biddulph Town Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a single storey side and rear extension that is to form a wrap around extension to the original rear two storey outrigger. The proposed development reflects the scale and form of a single storey extension that is the subject of planning reference SMD/2017/0160.

A flat roof is proposed with 2 no. roof lights. 2 no. windows are proposed within the north (site) elevation and bi-fold doors are proposed within the north-west (rear) elevation. The external finish of the extension is to be silicone render coloured cream.

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

Paragraph(s) 1 - 17

Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2016/0020 Single storey rear extension extending 6m beyond the rear wall of the original dwelling, maximum height of 3.1m and 2.7m height to eaves.
Refused – Not permitted development

CONSULTATIONS

Publicity

Site Notice expiry date: 28.04.2017
Neighbour consultation period ends: 30.03.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Biddulph Town Council: No adverse comments; Councillor Davies suggested that there could be an added stipulation that the extensions are 137 and 139 should be built at the same time. All agreed that this sounded sensible.

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 states that the Council will expect the development and use of the land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The application site is located within Biddulph Town Development Boundary, close to local amenities and public transport links. This application is therefore considered to be acceptable in principle subject to matters design and amenity.

Design

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 55 of the NPPF advises that the Government attached great importance to the sign of the built environment. Paragraphs 63 and 64 go on to comment that in

determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The proposed single storey rear extension is to project beyond an existing outrigger circa 3.8m, extending beyond the main rear elevation of the dwellinghouse by 6m. A flat roof is proposed and the extension is to be rendered. The extension is considered to be of a scale and form that is considered proportionate to the host dwelling. Whilst a flat roof is not desirable in design terms, and the extension would be visible from Wrexham Close, there is an existing flat roofed element on the rear elevation of both properties and this would merely extend that.

There are flat roofed garages on the properties to the rear and the extension would be seen in that context. The hedge and fence to the rear are approx. 2m high and would screen views from Wrexham Close to some extent and pitched roof would be difficult to incorporate given the windows at first floor level. However, if the extension is finished in render it will draw attention to it and appear incongruous. Therefore it is recommended that a condition saying notwithstanding detail shown on approved plans materials to match the existing is imposed. Subject to this, and on balance, it is not considered that the proposal would present an incongruous form of development within the residential context of the plot and wider locality.

Amenity

Core Strategy policy DC1 requires all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

This application has been submitted alongside an application for the same development to the other half of the semi-detached pair (planning reference: SMD/2017/0160). The proposed extension is not considered to be of a scale or nature that is likely to cause significant injury to the amenity of nearby properties. No objections have been received.

Highway Safety

In accordance with Core Strategy policy DC1 all new development should provide for safe and satisfactory access. The proposed development would not result in an intensification of bedroom accommodation or alter the existing onsite parking arrangements. It is therefore not considered that the proposal would likely result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be of an acceptable design and scale that would not be considered to detract to the character and appearance of the application site or wider area. The development would not cause significant injury to the amenity of nearby properties or lead to a threat to highway safety. This application is therefore considered to accord with policies SS1, SS1a, DC1 and T1 of

the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard

Recommendation Date: 02.05.2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council