**DELEGATED DECISION REPORT**

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| **SMD/2019/0209**<br>**Valid 02/04/2019** | **30 MEADOWSIDE**<br>**BIDDULPH** | **DEMOLISH SINGLE STOREY REAR EXTENSION & ERECTION OF DOUBLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION**<br><br>**(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Whether or not there is any impact upon the nearby Right of Way (Biddulph Town 6).

## DESCRIPTION OF SITE

The application site is 30 Meadowside, Biddulph a semi-detached dwelling sitting within a roughly rectangular shaped plot of land. External amenity space is located to the side and rear of the dwelling and boundaries consist of brick walls and hedgerows. There is off-road parking within the site and an existing vehicular access gate links the land to the road. The site is at a slightly lower level than the road but then drops significantly to the rear of the property. Land to the west is much higher and the western side neighbouring property is separated from the application site by a track and public footpath number 6 (Biddulph Town).

For the purposes of planning policy consideration the application site is located within the Biddulph Town Development Boundary. The site does not sit within a Conservation Area. There are no protected trees within the site and no nearby Listed Buildings.

## PROPOSAL

The application is for the erection of a two storey rear extension and single storey side extension. The works would involve the demolition of a single storey rear extension. The proposed extensions would allow for the provision of a larger kitchen, a utility room, wet room and family room whilst at first floor level there would be a third bedroom and a separate bathroom. The two-storey rear extension would take

the form of a twin gable arrangement; the side extension would also be of a gable design which would sit at right angles to the original two-storey building.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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

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| SS1 | Development Principles |
| SS1a | Presumption in Favour of Sustainable Development |
| SS5b | Biddulph Area Strategy |
| DC1 | Design Considerations |
| T1 | Development and Sustainable Transport |

### Emerging Staffordshire Moorlands Local Plan

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public has now been held in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At this point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

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| SS1 | Development Principles (Moderate) |
| SS1a | Presumption in Favour of Sustainable Development (Significant) |
| SS6 | Biddulph Area Strategy (Limited) |
| DC1 | Design Considerations (Moderate) |
| T1 | Development and Sustainable Transport (Moderate) |

**Supplementary Planning Guidance**

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

**Supplementary Planning Document**

1. Staffordshire Moorlands Design Guide

**National Planning Policy Framework**

Including sections;

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| 2: | Achieving sustainable development. |
| 9: | Promoting sustainable transport. |
| 12: | Achieving well-designed places. |

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None in respect of the application site

SMD/2018/0030 – Approval for first floor rear extension at 28 Meadowside (neighbour).

**CONSULTATIONS**

Publicity

Site Notice expiry date: 17/05/2019.

Neighbour consultation period: Ends 10/05/2019.

Public Comments: No comments received.

Biddulph Town Council: No comments received.

Peak and Northern Footpaths Society: No representations received.

Ramblers Association: No representations received.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore no objections to the proposals and no drainage conditions are required. There may be a public sewer located within the site and the developer is advised to contact Severn Trent Water to discuss the proposals.

**OFFICER COMMENTS**

Principle of Development
The application site is located within the Biddulph Town Development Boundary and as such there are no 'in principle' objections to the application however, all other material planning considerations need to be satisfied. In this instance the matters to consider include design, visual impact, neighbour amenity, parking and whether or not the proposals would have any impact upon the nearby Public Right of Way.

Design and visual impact
The current dwelling is a two-storey property with single storey lean-to at the rear. The two-storey element is finished in a white render whilst the single-storey element is of red/brown facing brick. The proposed extensions replicate the gable design arrangement of the main two-storey section of the house. By reason of its lower ridgelines and modest projection depth (when viewed from the side elevation) the two-storey element of the extension would appear modestly sized and have a subordinate relationship with the existing dwelling. The proposed twin gable arrangement does not raise any design concerns, it is an often seen method of achieving wider spanning extensions without the need to provide overly shallow roof pitches (which in this instance would look odd against the pitch of the existing roof). The single storey element of the proposed extension would sit comfortably at the side of the house and be seen in the context of the two storey (and larger) sections of the main house. The single story extension also raises no design concerns. Furthermore the intended use of matching windows and render finish would further assimilate the extensions with the existing property.

The extensions would be seen from the public domain, namely Meadowside (road) itself and the Public Right of Way to the west. However, properties within this area vary in terms of their sizes, design and age and it is considered that this scheme will not introduce any adverse design arrangement which would have any resultant visual harm upon the area.

Neighbour amenity

The dwelling to the west (32 Meadowside) sits at a much higher land level and overlooks the application site; no part of the proposed extension would have an adverse impact upon this property. To the rear of the application dwelling sits the much lower level garden belonging to the attached dwelling (number 28). The application property already overlooks this garden area due to the land height difference and low level boundary wall and whilst windows are now proposed at first floor level these would serve a bathroom and a third bedroom (bed three having a dual aspect arrangement by result of a window in the western elevation and one in the northern facing direction – northern facing direction being a secondary window). Although views into the neighbour's garden would be possible, the lower land level means that from first floor level, views would generally be over the garden rather than in to it. Beyond the neighbours garden area is a new-build dwelling however this is far enough away for there not to be any overlooking issues. The attached dwelling does not have any facing windows which may be affected by the proposal, it is noted that the neighbour has recently benefitted from a rear extension (SMD/2015/0030 – First floor rear extension) the proposed two storey extension would be close to the neighbour's wall but would not be attached to it. For these reasons it is considered the application is acceptable in terms of neighbour amenity impact. No neighbour representations have been received.

Parking

Off-road parking is provided within the application site. The two-storey extension would not encroach upon available parking space but the single-storey extension would. The application is accompanied by a plan showing that two vehicles could be parked within the grounds of the house and more space is available should it be needed. The 2018 Local Plan submission (currently being considered) suggests two parking spaces for up to three bedrooms; this application can achieve this requirement. The application proposes no alteration to the existing access gate and the site visit revealed that there was some un-restricted on-street parking available.

Impact upon Public Right of Way

Footpath Number 6 (Biddulph Town) does not run through the application site, it is located on the other side of the property's western boundary and runs along an access track. The development would therefore have no impact upon the footpath.

**CONCLUSION / PLANNING BALANCE**

For the reasons outlined above it is recommended that the application is approved subject to conditions.

**OFFICER RECOMMENDATION :**

Conditional approval

**Case Officer:** Lisa Jackson

**Recommendation Date:** 28/05/2019

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**