DELEGATED DECISION REPORT

SMD/2020/0382 **Valid 17/07/2020**	**1** **THE WALLED GARDEN** **GRANGE PARK DRIVE** **BIDDULPH**	**PROPOSED SINGLE STOREY EXTENSION TO THE DINING ROOM/HALL** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The principle of development.
The impact on the character and appearance of the area.
The impact on residential amenity.
The impact on highway safety.

DESCRIPTION OF SITE

The site comprises a detached dwellinghouse on a small modern development which is outside of the development boundary for Biddulph and within the Green Belt. The estate is to the north of the town and to the east of Biddulph Grange and lies at the end of Grange Park Drive, within a former historic walled garden. The dwelling is the first on the north side of the cul-de-sac when entering the estate. The house is perpendicular to the road with the side wall facing it to the south with the front wall facing east. The site is within a Conservation Area.

PROPOSAL

This is full householder planning application for a single-storey front extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

National Planning Policy Framework (Feb 2019)

Sections 12 (Design), 13 (Green Belts) and 16 (Historic Environment).

Staffordshire Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.8.20
Neighbour consultation period ends: 14.8.20
Press Advert: 30.7.20

Public Comments

None.

Parish Council

None.

Severn Trent Water

No objection.

Conservation Officer

This is a modern property within the former kitchen gardens at Biddulph Grange. The proposal will not affect any heritage assets

COMMENTS

Policy SS10, the local strategy for the countryside, requires strict control over inappropriate development in the Green Belt. Development here is only allowed under the limited criteria set out in paras 145 and 146 of the NPPF, which lists the forms of development which are not inappropriate in the Green Belt and which do not harm its openness. Extensions to buildings are listed, providing they are not disproportionate in relation to the original building. The dwelling has not previously been extended and the proposed extension, a small single-storey front extension which projects 1.2 metres from the front wall of the house and which respects its scale, form and proportions, does not amount to a disproportionate enlargement. The principle of the extension to the dwelling is therefore acceptable under the policies relating to the Green Belt.

The site is in the Conservation Area. The particular form and design of the extension which adds to an existing slight front projection (part of the house as built) and which uses matching materials and fenestration design and which has a pitched lean-to roof in keeping with the part-hipped and part-gabled main roof, would not harm the overall design and appearance of the dwelling and therefore the overall Conservation Area character and appearance is also not harmed.

The proposal would bring windows slightly closer to other dwellings but would this would not lead to any new overlooking concerns enough to harm the privacy of nearby neighbours, particular as the front elevation faces the flank wall of the nearest neighbouring dwelling.

With regard to highway safety, the extension would encroach onto the driveway of the property but not enough to prevent cars from using the driveway to park or gain access to the garage at the end of it. The proposal would therefore not lead to any pressure to park on the road to the detriment of highway safety.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the openness of the Green Belt, the character and appearance of the Conservation Area or the surrounding environment and amenities of the area in general. It would also not compromise highway safety. The proposal would therefore comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 10.9.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council