**DELEGATED DECISION REPORT**

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| **SMD/2020/0336**<br>**Valid 08/07/2020** | **22 HALLS ROAD**<br>**BIDDULPH** | **SINGLE STOREY SIDE EXTENSION TO THE REAR OF THE PROPERTY TO THE EXTEND THE KITCHEN. MEASURING 3800 X 1200 X 2400 (AT EAVES) MATCHING EXISTING BUILDING - ROOF/MATERIALS, WITH 1 FULL HEIGHT WINDOW.**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Design, character and appearance
- Neighbouring amenity

**DESCRIPTION OF SITE**

Located on the northern side of Halls Road the application site comprises of an end terraced two storey dwellinghouse which is positioned centrally within a long narrow plot. The site is commensurate in form to neighbouring plots within the row. The site falls within the Biddulph Town Development Area.

**PROPOSAL**

Approval is sought for a single storey rear extension.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Staffordshire Moorlands Local Plan**

SS1 Development Principles
SS2 Settlement hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations

**National Planning Policy Framework**

Paragraph(s) 1 - 14
Section(s) 12

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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| SMD/2005/0702 | Two storey side extension and front porch<br>Refused |
| SMD/2017/0570 | Erection of a two storey side extension, with a pitched roof to the rear existing extension and velux windows to the existing rear extension<br>Approved |

## CONSULTATIONS

### Publicity

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

### Public Comments

No comments received.

### Town / Parish Comments

No objection subject to valid neighbour concerns.

### Severn Trent Water

No objection.

## OFFICER COMMENTS

### Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policy SS1 of the Staffordshire Moorlands Local Plan, the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands.

The application site is located within the Biddulph Town Development Boundary where the principle of development is considered to be acceptable.

**Design**

Policy DC1 seeks to secure development of a high quality that has been designed to add value to the local area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed extension is to enclose a small gap located between the west elevation of an existing single storey rear extension and the shared site boundary. The extension has been designed to reflect the character and scale of the existing extension and is not considered harmful to the character or appearance of the host dwelling.

**Amenity**

Policy DC1seeks to protect the amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution. Similarly, paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension is to be single storey and will sit adjacent the shared site boundary which is served by a closed board timber fence. It is noted that there is a neighbouring ground floor window that is located adjacent to the shared site boundary. This window is already enclosed to the west by an existing single storey extension. As the window serves a wc it is not considered that the development would cause an undue loss of daylight or privacy.

**CONCLUSION / PLANNING BALANCE**

The proposed development is considered to accord with the policies contained in the Staffordshire Moorlands Local Plan and National Planning Policy Framework. As such a recommendation of approval is given.

**OFFICER RECOMMENDATION : Approval**

**Case Officer: Lisa Howard**
**Recommendation Date: 18.09.2020**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**