DELEGATED DECISION REPORT

SMD/2020/0435	**31 FARMSIDE LANE**	**PROPOSED SINGLE STOREY**
Valid 10/08/2020	**BIDDULPH MOOR**	**REAR & SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact on the character and appearance of the area and the residential amenity of neighbours.

DESCRIPTION OF SITE
Farmside Lane has a mix of dwelling types but its prevailing character was established in the 1970s and 1980s.

The applicant's dwelling is a simple red brick small gable fronted brick bungalow that presents two side by side front windows. It is at the end of a row of identical dwelling types before a row of two storey semi detached dwellings. On the opposite side of the road there is a row of large detached dwellings, and then a row of more contemporary bungalows built this century.

PROPOSAL
Essentially the application proposes a gable enlargement that would extend from the rear elevation by 6m and have a small wrap around element that would have a slim (2m wide) projection from the side elevation that would be set well back from the front building line.

However, overall the project is to make a contemporary refurbishment by rendering the existing brick work in white, swapping white pvc windows with dark grey (already carried out to the front) and using a contrasting dark grey brick work on some of the building work to the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted Sep 2020)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Biddulph Moor – Larger Village Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

NPPF

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity

Site Notice expiry date: 17/09/2020
Neighbour consultation period ends: 17/09/2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council – No Objection

OFFICER COMMENTS

Principle of Development
The dwelling is in the larger village of Biddulph Moor where Local Plan area strategy SS8 provides for sustainable development to meet the needs of an householder that is well designed and does not adversely impact on the character and appearance of the area and the amenity of neighbours.

Design and Impact on Character and Appearance
The majority of the development would be concealed to the rear of the dwelling and have a size and shape that sits within the confines of the existing gable, here the scheme would take a bold design approach using grey brick and fenestration to provide accents against a white render. None of this would be apparent from the front however, a slim side extension would be set well back toward the rear further concealed by the narrowing effect as the side of the dwelling becomes closer to the boundary at the front of the property, and from the front the size and shape of the original gable would remain unaltered.

The applicant does wish to introduce a white rendered elevation in a row of red brick properties, which would be at odds with the prevailing character of the street scene. Although render does appear elsewhere within the lane, with a full white gable at first floor for one of the detached properties opposite and the more recently built bungalows have rendered sections within the gable, the dominant material is red brick. The use of render throughout the whole property would result in an visually intrusive dwelling, which would jar with the visual amenities of the wider street scene. It is therefore recommended that a condition be imposed to restrict the use of materials to those already present on the property.

Amenity
The development would extend 6m from the rear elevation. However, the bungalow is detached and there is good spacing between the neighbours on each side. There would be more than 6m from the side wall of the extension and the centre of the nearest adjacent window at 29 Farmside Lane and so a horizontal 45degree sight line would not be obstructed by the extensions side wall. On the other side there would be even greater distancing between the neighbour's nearest rear facing window at no. 33 and the extension, the relationship further assisted by the orientation of no.33 that angles and faces away from that of the applicant's.

Toward the rear of the bungalow there would be a slim side extension that would fill the gap to the boundary and bring a side wall closer to the side elevation of no. 33 that does contain two large but non principal windows. The out look from these windows is already quite limited in its expanse and quality facing onto the cars on their own drive way and the applicant's side elevation just 4 to 5m away. Bringing the side wall of the extension just that bit closer, no more than 2m, would not have a discernible impact on overall amenity. The neighbour has not objected to the proposal.

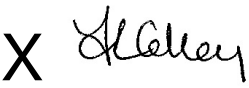
The applicant's rear garden is long and so to is the rear garden of the neighbour behind, meaning that despite the 6m extension and the new bifold windows projecting further toward the boundary, there would be at least 30 m between rear elevations with intervening boundary features. There would be no adverse impacts on the neighbour's amenity behind.

Highway safety
Increased bedroom numbers – ample parking (at least three spaces) would remain to hard surfaced frontage and to the side.

CONCLUSION / PLANNING BALANCE
Sustainable householder development with no adverse impacts.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 05/10/2020

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council