DELEGATED DECISION REPORT

SMD/2020/0494 **Valid 10/09/2020**	**CLOVERLEA MEADOWSIDE BIDDULPH**	**SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached dormer bungalow, sited with its gable end to the road. It is constructed of brick with a tiled roof. A detached single storey garage is located within the front garden of the property.

Permission was granted for the erection of the dwellinghouse in the 1990s. It occupies a piece of land behind the properties that front onto Meadowside. The property is not highly visible from Meadowside due to its backland position and vegetation to the front boundaries. Green Belt land is located to the rear of the application site, whilst dwellings of a variety of designs and styles surround the property to all other sides. The application site is located within the Development Boundary of Biddulph.

PROPOSAL

Full planning permission is sought for the erection of a single storey extension that will infill the north eastern rear corner of the dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/0706	Details of dwelling (approval of Reserved Matters) revised submission – Plot 2 off Meadowside, Knypersley, Biddulph 29/07/1994
SMD/1995/0249	Detached domestic garage Approved 15/01/1996

CONSULTATIONS

Publicity

Site Notice expiry date: 29/10/2020
Neighbour consultation period ends: 05/10/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council noted that the proposal was not classed as permitted development as there has been previous development. No adverse comments.

Severn Trent Water: No objection and do not need a drainage condition to be applied.

Staffordshire County Council Highways: No objection on highways grounds.

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policy SS6. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) 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 will infill the rear northeastern corner of the dwellinghouse and will project 2.3 metres beyond the property's furthest rear boundary. The extension will have a flat roof with a glazed roof lantern. It will have a blank side elevation, with glazed patio doors within the rear elevation and a floor-to-ceiling window within the side elevation facing towards the neighbouring property, Frogmeadow Farm, to the north/northwest. The extension will be constructed of brick to match the existing dwellinghouse.

The proposed extension will be subservient to the existing dwellinghouse due to its scale and siting towards the rear of the property. Flat roofs are not viewed favourably in the Council's Design Guide SPD however, the proposed extension will infill a rear corner of the property and will not be visible from public vantage points. In addition, due to the steeply pitched roofs of the existing dwellinghouse and the position of an existing first floor window within the rear elevation, it is not possible to erect a matching pitched roof without affecting this window and creating an undesirable valley between the two roofs. It is therefore considered that a flat roof would be the best design option in this instance. Subject to a condition requiring the brick to match the existing dwellinghouse, it is considered that the proposed extension will comply with policy DC1 of the Local Plan (2020).

Amenity

Policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The property to the north of the application site, Frogmeadow Farm, is sited so that it is positioned almost fully behind the rear elevation of Cloverlea. The side elevation of Frogmeadow Farm therefore extends along the shared boundary. No windows are positioned within the side elevation of Frogmeadow Farm facing towards the application site and a closed boarded fence of two metres in height forms the boundary between the two properties. 1no. window will be positioned within the side elevation of the proposed extension that will face towards Frogmeadow Farm, however it will be largely screened by the existing boundary fence and will directly face a blank side gable. The proposed extension will therefore not have a detrimental effect on the amenity of Frogmeadow Farm.

No. 22 Meadowside is located to the south of the application site. This property comprises a two-storey semi-detached property that fronts onto Meadowside. No. 22 is sited forward of Cloverlea and is therefore almost fully in line with Cloverlea's front garden. No windows will be positioned within the side elevation of the extension facing No. 22 Meadowside and due to the siting of Cloverlea relative to No. 22, it will not result in an overbearing effect or loss of light to this property.

No properties are located to the rear of the application site.

It is for these reasons that the proposed extension will not have a detrimental effect on neighbouring amenity and will comply with policy DC1 of the Local Plan (2020).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed development will not increase the number of bedrooms at the property and will not affect the existing detached garage and off-street parking/turning area. The proposed extension will therefore not have a detrimental effect on highway safety and will comply with policies DC1 and T1 of the Local Plan (2020).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 04/11/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council