DELEGATED DECISION REPORT

SMD/2020/0519 **Valid 17/09/2020**	**10 BARRAGE ROAD** **BIDDULPH MOOR**	**PROPOSED REPLACEMENT OF THE EXISTING FLAT ROOF TO A NEW PITCHED ROOF OVER THE SINGLE STOREY INTEGRAL GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing building and the surrounding area.
- Impact on neighbouring amenity.

DESCRIPTION OF SITE

The application site comprises a detached two-storey dwellinghouse constructed of brick with an interlocking concrete tiled roof. The property has a shallow pitched roof that is gable-end onto the road. A single storey garage with a flat roof is attached to the northern side elevation of the dwellinghouse and the property has been previously extended with a first floor above the rear of the attached garage/utility room and a single storey rear extension. A flat roofed canopy above the ground floor windows in the front elevation has been replaced with a lean-to roof.

The property is set back from the road by a front garden and driveway. The property comprises the end property in a row of five that were built at the same time and comprise the same design, albeit with various extensions and alterations. The application site is located within the Development Boundary of Biddulph Moor, with Green Belt located to the south and on the opposite side of the road to the east.

PROPOSAL

Full planning permission is sought to replace an existing flat roof with a pitched roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1985/0181 Extension to utility room with bedroom above
Approved

SMD/2004/0761 Single storey rear extension
Approved 13/07/2004

CONSULTATIONS

Publicity

Site Notice expiry date: 29/10/2020
Neighbour consultation period ends: 12/10/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council responded with 'no adverse comments'.

OFFICER COMMENTS

Principle of Development

The property is located within the Development Boundary of Biddulph Moor; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions and alterations to properties within larger villages 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 *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building…The aim is to revitalise the building without altering its fundamental character'*.

It is proposed to replace the flat roof of the existing attached garage with a hipped roof that will join into the lean-to roof canopy that extends above the ground floor windows of the front elevation. The roof will be covered in interlocking concrete tiles to match the existing property. The proposed roof will be subordinate to the existing dwellinghouse and will improve its appearance by removing an unsightly flat roof from the street scene. The proposed roof will be similar to one that has been erected above the garage at No. 6 Barrage Road.

The property comprises one of a row of five dwellings that were constructed at the same time and would have had an identical appearance. However, this has been eroded over the years, due to each property being extended or altered in different ways. It is therefore not considered that the proposed roof alteration will have a detrimental effect on the character of the street scene.

It is for these reasons that the proposed roof alteration is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Local Plan 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 proposed roof will be sited adjacent to the blank side elevation of No. 8 Barrage Road and will not project forward of this property. It will not have a detrimental effect on the amenity of this property. No other properties will be affected by the proposed development. The proposed roof will therefore comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

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: 10/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council