DELEGATED DECISION REPORT

SMD/2020/0623 **Valid 10/11/2020**	**17 LAGONDA CLOSE** **BIDDULPH**	**REPLACEMENT OF FRONT PORCH AND ERECTION OF A TWO STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

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

DESCRIPTION OF SITE
Within the town settlement boundary of Biddulph, on the suburban fringes of Brown Lees to the south.

Cul de sac on a 1970s housing development. To the end of the cul de sac there is a narrow area of greenspace and footpath providing corridors of pedestrian linkage throughout the estate. The islands of green space are planted with leafy maturing trees and they are obviously maintained as open space. The uniform row of dwellings on the southern side of Lagonda Close steadily step up as they climb the gentle slope to the applicant's dwelling that is right at the end of the turning head with a side elevation that faces the open space. All the dwellings in the row are simple detached evenly spaced gable fronted properties with brick at ground floor and cladding at first floor, originally tiled scallops but on the applicant's and its neighbour, tiles have been replaced with UPVC or painted timber cladding panels.

To the side of the dwelling that faces the open space, where the plot is wider than its neighbours, the applicant has a two-storey side extension (built in the early 1980s) that has a ridge running at right angles to the original and a gable to the side. This extension is set some way back from the front elevation and a glazed porch has been built in the corner alcove recess.

PROPOSAL
To build a further two storey side addition that would extend from the side elevation of the existing 1980s side addition. The width of side extension that runs from the original gable fronted dwelling would be increased by 3m, essentially doubled.

At ground floor the extension would provide an open plan kitchen diner and at first floor a walk-in wardrobe and ensuite to the fourth master bedroom. The existing glazed lean-to porch would be replaced with a brick lean to that would run across the front of both side extensions.

The considerable set back of the existing side extension would be retained, and the additional side extension would be stepped back again with subordinate roof line.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

83/11942/OLD Two storey side extension. Approved
SMD/2020/0017 Two storey extension to front of existing 1983 side extension. Approved.

CONSULTATIONS

Publicity

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

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No objection

Staffordshire County Council Highways

No objection. Existing space for 4 vehicles.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

The site is within Biddulph Town where the Local Plan area strategy SS6 applies. The strategy generally provides for development that enhances its role as a significant service centre by, inter alia, improving the local housing market. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

Design and Impact on character and appearance

The prevailing dwelling type in this row is of a simple gable fronted form. For the applicant's neighbours the space between each property is narrow and so there has been no opportunity to extend at the side or otherwise alter the form and appearance of the dwellings. The applicant's dwelling, however, is on the end of the row with generous width between the dwelling and the plot boundary with the public open space. This allowed a side extension to be built, and a stepped back frontage means that on approach the extension is not apparent, and it does not feature in this street scene, until the observer is in immediate proximity.

The proposal to further add to the side extension would disproportionately increase the size of the dwelling over and above that of the original, yet the space to the side of the dwelling is enclosed and well concealed from the Close by the alignment of the properties and by a conifer hedgerow on the boundary with the open space. There would be no obvious harm here, with additional step back and subordinate roof, the new extension would be recessive against the existing and would still not become apparent on approach from the Close. From the public open space to the west the dwelling has its own individual presence and is heavily screened by the hedgerow, which given its boundary with the open space and footpath the applicant is unlikely to want to reduce or remove. While the new end gable would come closer to the boundary, it would sit within the confines of the existing elevation and should be no more imposing.









The proposal does observe principles of good design set out in the Council's design guide, and the would be no undue harm to character and appearance of the area or conflict with policy DC1 of the Local Plan.

Amenity
The extension should not have any notable impact on the amenity enjoyed by its closest neighbours. There have been no letters of objection received.

To the front the dwelling faces onto the turning head of the cul de sac and a square of public open space that provides an intersection of footpaths and it does not have direct outlook toward an opposing neighbour. The closest neighbour on the other side of the road would have a very indirect relationship with the development and would be more than 45m from the new first floor window.

The rear elevation of the dwelling behind would be 25m away from the development. The rear of the extension would be in line with the existing rear elevation it would not extend out from the rear elevation toward that neighbour behind, and as such the proposed rear facing first floor window would not be any more overlooking than the applicant's existing windows. With that separation distance, the additional elevation width to the side should not be harmful or unduly oppressive, the arrangement exceeds guidance set out in the Council's 'Space About Dwellings' guidance.

The boundary at the side of the property abuts a wide corridor of open space between the ends of two cul de sacs and provides pedestrian passage along footpath. The nearest dwelling to the side of the property, on the other side of the open space, has a front elevation that is set back and angled toward the applicant's side elevation. However, the side elevation of the development would still be 22m from the front of this neighbour and their front outlook does not directly face the side elevation of the applicant's.

No harm to the amenity enjoyed by existing residents or conflict with policy DC1 of the Local Plan.

Highway Safety
The development would occupy possible parking space to the side of the dwelling and access to the existing garage. However, the property would retain up to four spaces on the paved area to the front. Cars reversing onto the highway is common to the existing arrangement and the other properties on the cul de sac. Accordingly the proposals do not raise any parking or highway safety concerns.

CONCLUSION / PLANNING BALANCE
Complaint with the area strategy for Biddulph and design policies and guidance. Acceptable design to improve an existing addition to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 03/01/2021

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council