DELEGATED DECISION REPORT

SMD/2020/0659 **Valid 26/11/2020**	**1 MARSH GROVE** **GILLOW HEATH** **BIDDULPH**	**PROPOSED KITCHEN / LIVING ROOM EXTENSION & INTERNAL ALTERATIONS. DEMOLISH EXISTING GARAGE.** **(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 Gillow Heath to the north east of the settlement. Cul de sac on a 1970s housing development. Within this locality the gable fronted detached bungalow is the prevailing dwelling type.

The applicant's bungalow is on a corner plot where Marsh Grove forms a junction with the main branch road Long Valley Road. The bungalow fronts Marsh Grove with its gable elevation, but the side of the dwelling is open to Long Valley Road. There is a close boarded fence that flanks the side of the rear garden and between the fence and the pavement there is open ground that provides parking and an access to a garage at the rear.




PROPOSAL
To enlarge the dwelling with a subordinate gable extension that would extend from the rear elevation by 6m, but then to the side of that, a large flat roof addition that would extend from the rear elevation by 7.8m and from the side elevation, toward Long Valley Road, by 1.7m. The development would require the existing garage at the rear to be demolished.

A gable peak would sit at the end of the flat roof facing from the side of the dwelling toward Long Valley Road. Also proposed to remove the chimney and smooth render all of the red brick facing elevations.



The timber fence would be removed from the side of the garden and a new dwarf wall would be erected to enclose the plot at front and side with the boundary wall abutting the pavement edge and reducing the parking provision to two spaces.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 20th Jan 2020
Neighbour consultation period ends: 20th Jan 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: Object, application should be refused, overdevelopment and use of render not inkeeping.

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 dwelling is a simple gable fronted red brick bungalow in a row of, and surrounded by, other very similar dwelling types where exposed front and side elevations are largely unaltered, together they make up the distinct character of the locality and environment of the residential area. In this context, the dwelling has three elevations that are exposed to the wider environment because it occupies a corner plot, its side elevation facing the roadside.

The application proposes a disproportionately large and very disjointed and incoherent arrangement of additions to the rear and side of the dwelling. An odd arrangement of flat roof with full pitches, with flat roof dominating the side and rear elevations projecting toward roadside, would relate poorly to the form and character of the original dwelling with consequential harm to the distinctiveness of the locality and the character and appearance of the area. The development would be contrary to local plan policies SS6 and DC1 in these regards.

The dwelling and many of the surrounding properties have sections or panels of render or cladding on front elevations in a way that adds texture to the facing materials and breaks up the dominance of the brick, a common approach with this vintage of housing estate. The little brick chimneys throughout the estate make for additional character detailing. The applicants proposal to smooth render the whole of the dwelling and cover all of the brick would not be in keeping with the character of the area, the accent material would become dominant in a way that is uncommon to the area; and, removing the chimney would diminish quality detailing that contributes to existing character - in both respects this would be consequently harmful to the distinctiveness of the locality and the character and appearance of the area and as such, contrary to policies SS6 and DC1 of the Local Plan.

Amenity
The 6m extension from the rear elevation that would flank the garden boundary shared with the adjacent neighbour, would not unduly affect this neighbour's amenity. This neighbour has their own rear extension and a detached garage on the other side of the boundary set a little further a back. This neighbour's rear outlook is already flanked by the side wall of their own garage an impact that they already increased by extending their house at the rear toward their own garage.

Highway Safety
Two parking spaces would be retained for a three-bedroom dwellinghouse. This would be standard compliant.

CONCLUSION / PLANNING BALANCE

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 19/01/2021

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council