

DELEGATED DECISION REPORT

SMD/2021/0191
Valid 22/03/2021

22 CARRIAGE DRIVE
BIDDULPH

SMALL EXTENSION TO THE
FRONT OF THE DWELLING,
CREATION OF NEW OPENING
AND DOORWAY ON THE SIDE
ELEVATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Biddulph and lies to the north-east of the town centre on a large modern housing estate. It comprises a modern detached bungalow (with rooms in the roofspace) which is one of a row of similar houses which face Carriage Drive to the east. There are other dwellings to the west to the rear of the site.

PROPOSAL

This is a householder planning application for works which include a small side extension to a projecting timber-clad front “bay” beneath the large canopy of the front roof overhang. This would provide for an enlarged living room front bay window and also the insertion of a window in the enlarged space above it directly beneath the roof overhang in the gable, which would serve an existing loft bedroom. The bay enlargement would be in front of the current front entrance door to the bungalow. This would be moved to the side as part of the reconfiguration of the bungalow involving the enlargement of the living room into the current hall and stairs and forming a replacement hall and stairs behind the lounge, served by the proposed side entrance door which would become the main entrance into the bungalow. There would also be reconfiguration in the loft-space to accommodate the new staircase including the re-arrangement of the current loft study and the formation of a new rear-facing bathroom. A new window would be added to the upper floor rear gable and three new rooflights would be inserted into the south-facing main roof-slope.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS2 – Settlement Hierarchy
SS6 – Biddulph Area Strategy

DC1 – Design Considerations

NPPF (Revised February 2019)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.4.21

Neighbour consultation period ends: 29.4.21

Press Advert: N/A

Public Comments

Two letters have been received from local residents stating “Not object”.

Town / Parish Comments

None.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site lies within the settlement boundary for Biddulph, whereby Policies SS2 and SS6 seek to focus future growth and to strengthen its role as a service centre. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

With regard to the impact on the character and appearance of the area, the relocation of the main entrance from the front, facing the road, onto the side elevation would not be out of keeping with the area as there are other modern bungalows further along the road which also have this arrangement. The works on the front elevation under the gable overhang including new enlarged windows on both levels would not detract harmfully from the design and appearance of the bungalow and the insertion of rooflights also would not harm the modern design of the bungalow.

With regard to the impact on residential amenity, the new rear-facing upper floor bathroom window and three new rooflights to the side would allow a greater scope of

overlooking particularly the roof-lights as they would directly face larger side dormer windows of the bungalow to the south but as these are all secondary windows, obscured glazing can be inserted into those windows. The front bedroom window would not harm the living conditions of the bungalow opposite as there are already larger front windows on bungalow already facing the dwellings opposite and the new window would be no closer to those properties' opposite. The proposed relocation of the main door into the dwelling to the side would increase the likely comings and goings and be more noticeable to the neighbour to the south. However, it is considered that the provision of the new doorway on its own would not require planning permission as fenestration alterations at ground can be undertaken under class A of the GPDO. Moreover, this area is already used for the parking of a caravan, forming part of the existing driveway. It is considered that the new door would not harm significantly harm the amenities of the neighbour. Accordingly, it is considered that there would be no harm the residential amenities of the surrounding neighbours.

The proposed development does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and therefore complies with the Council's adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 17.5.21

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council