

DELEGATED DECISION REPORT

SMD/2021/0254
Valid 08/04/2021

AVALON WOODHOUSE
LANE
BIDDULPH

REPLACEMENT OF THE
EXISTING ROOF WITH A NEW
42 DEGREE PITCHED ROOF
FORMING 2NO NEW
BEDROOMS AND A
BATHROOM IN THE ATTIC
SPACE

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbours

DESCRIPTION OF SITE

A simple gable fronted bungalow with a shallow full pitch roof, the bungalow has been extended with flat roof additions to each side and at the front. The bungalow is red brick but has stone and tile cladding to the front.

One in a row of four mid-20th Century dwellings – three bungalows and a two storey cottage. The character and appearance of the area is semi-rural as one enters the 'larger village' of Biddulph Moor, traveling from the west where the Green Belt lies between the town and its village.

Each of these four dwellings are of different sizes, design and appearance. The other two bungalows are to the east on higher ground as Woodhouse Lane climbs steeply toward the moor, they both have tall hipped roofs but differently shaped footprints. The two storey cottage is on the lower ground to the west.

PROPOSAL

To replace the roof with a steeper roof pitch of 42 degrees and an additional ridge height of 1.5m, to create room within the roof space to provide two small bedrooms and a bathroom. These rooms would be served by new velux roof lights and a small square window in each gable end.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS8 Larger Village Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021

Neighbour consultation period ends: 11th May 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Objection, recommend approval.

Highway Authority

No Objection

OFFICER COMMENTS

Principle of Development

The site is within Biddulph Moor where the Local Plan larger village area strategy SS8 applies. The strategy SS8 generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity, and character. 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

With the proposed roof enlargement and alteration, the dwelling would still essentially retain its character and appearance as a simple gable fronted bungalow, albeit the roof would have some additional height. The design of the enlargement therefore, would be respectful of the original dwelling's size, form and character.

Because each of the four dwellings are very different in size and appearance, and they sit on differing plot levels where the road slopes steeply, the additional roof height and steeper pitch would not disrupt any continuity or uniformity in the street scene. The development would be absorbed comfortably within the setting and it would not be harmful to the character and appearance of the area.

Impact on Amenity

The dwelling and its neighbours are well spaced in generous plots. The new bedroom velux rooflights would be placed on the side roof plain facing south west toward the two storey cottage on the low side, the centre of the roof lights would be less than 1.7m above floor level of the room (by way of a comparison the GPDO places significance on that 1.7m height relative to roof lights installed on side facing roof slopes, requiring them to be non-opening and obscured if they are less than that height). It is not clear from plans whether proposed roof lights are to be obscure glazed or non-opening. From these velux roof lights there would be a line of sight toward a neighbour's first floor window in the side elevation of a flat roof two storey addition. There would be about 20m between neighbour's window and proposed roof light, however, because the neighbour is on the low side it makes the relationship that much more direct and gives the rooflights vantage over much of the neighbour's property, for that reason these roof lights should be obscured glazed and non-opening. Ample light, outlook and ventilation provided to bedrooms by the front and rear gable windows.

The rear of the property faces onto open green belt, there are no neighbours behind. The front of the property is over 35m away from the two storey dwelling on the opposite side of the road – in excess of any space about dwelling standard.

Highway Safety

An increase to bedroom numbers but no reduction in the already generous parking space currently available that provides 3 spaces. The property benefits from off highway parking (driveway and garage). The submitted plans show the proposal will increase the properties floor plan from 3 bedrooms to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. It was noted the current parking arrangements can accommodate parking for 3 vehicles including the garage.

CONCLUSION / PLANNING BALANCE

An acceptable design of householder development to provide additional bedroom space to meet the applicant's needs. No harm to character and appearance of the area or residential amenity. The development would comply with the policies of the Local Plan listed above and the District Design Guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 03/06/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council