

DELEGATED DECISION REPORT

SMD/2021/0183
Valid 18/03/2021

MOORSIDE 105
WOODHOUSE LANE
BIDDULPH

DEMOLITION OF EXISTING
SINGLE STOREY OUTRIGGER
AND SINGLE AND TWO
STOREY EXTENSIONS TO
REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE

The application site relates to a two storey detached, early 20th C dwelling on Woodhouse Lane in the 'larger village' of Biddulph Moor. It is a double fronted brick built dwelling with a chimney to either side, the dwelling is pebble-dashed rendered to the side and rear elevation.

There is a Public Right of Way running along the western boundary of the application site (known as Biddulph Town 58), beyond this is agricultural land. To the north the application site is bound by Woodhouse Lane which provides vehicular access onto the private driveway to the side of the dwelling. To the east the application is bound by No. 103 Woodhouse Lane which is a detached dwelling set back further from the road and at a higher elevation than the application site. To the south the application site is bound by agricultural land.

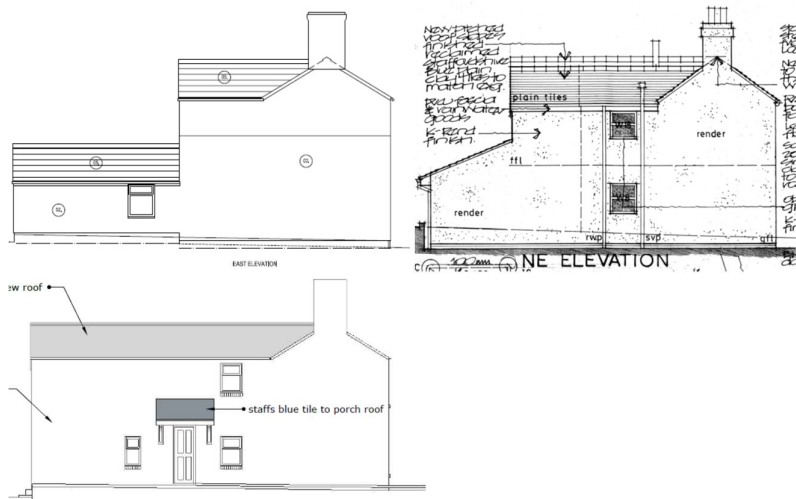
PROPOSAL

The proposal is to enlarge the dwelling with two storey additions to the rear. Officer concerns were raised over the original proposal submitted with the application – particularly with regard to the bulk that would be visible and dominate the original dwelling from Woodhouse Lane to the side or west of the dwelling. To the side and rear a disjointed mix of shapes would not relate well to the character of the original. The main rear facing gable would have had an asymmetric roof line with a dropped eaves to provide for a dormer roof addition adjacent to the tall roof balcony, there would be three different window designs, and the rear facing dormer had no design reference point.

The proposal has, in response, been amended significantly. It builds on a scheme that already has planning permission, approved in 2018 (SMD/2018/0609), but provides additional first floor bedroom space and a small roof balcony area in lieu of a single storey lean to outrigger.

A comparison of key elevations is provided below, the existing elevation is placed beside the already permitted and then the currently proposed elevation:

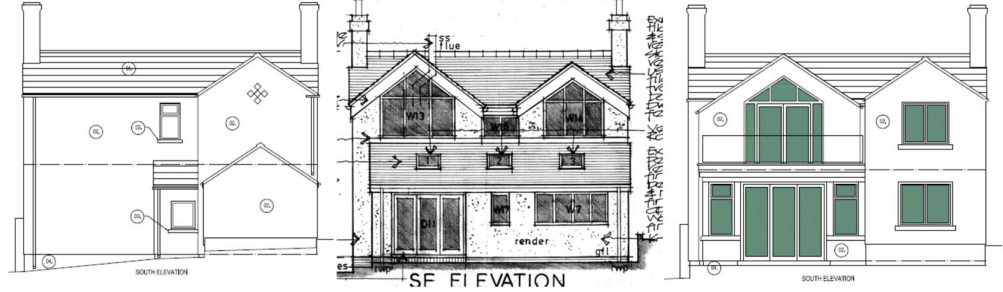
North East Elevation (side facing neighbour)



South West Elevation (side facing field and green belt)



South Elevation Rear



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Strategy
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0066 Demolition of rear single storey & construction of rear 2 storey & single storey extensions. Approved 18/04/2018

SMD/2018/0609 Demolition of rear single storey & construction of rear 2 storey & single storey extensions. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021
Neighbour consultation period ends: 11th May 2021
Press Advert: N/A

Public Comments

An objection has been received from the resident at Brouchs Farm on Chapel Lane, 85m to the south. The comments raised are summarised below:

- The balcony at the rear would overlook our property, gardens and land as it directly faces the rear of our property, resulting in a loss of privacy.
- Concerned about noise levels, music, light pollution during the evening if the balcony is used for parties, barbecues, and entertaining. We have farm animals grazing in the adjacent field.
- Our main sewerage and a land drain follow the line of the public footpath down to the corner of Woodhouse Lane, the applicant needs to ensure the development would not disturb these drains
- We would request that the existing established hawthorn hedgerow on the western boundary is not removed.

Town / Parish Comments

Biddulph Town Council: No Objection

Severn Trent Water

No Objection. The proposal would have minimal impact on the public sewer.

Staffordshire County Council Highways

No Objection. Parking area for three spaces required.

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 of Area

In respect of design, Local Plan Policy DC1 is key, requiring that:

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD

The design guide says:

All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

The side, west facing, and rear, south facing, elevations are particularly apparent from Woodhouse Lane to the north west and the public footpath No. 58 that runs to the side of the applicants property on a SE/NW orientation. From the rear, the extant permission provides for considerable extension and would include contemporary glazing features. However, essentially the form shape and character of the rear facing gables would retain continuity throughout, proportions similar to the dwelling's original gables, and vertical orientation – it is reflective of the dwelling's original form and character. With the current revised proposal, the design has built on that which is permitted by the existing consent, it would present a very similar, if not improved, rear elevation that would retain and compliment with that continuity of gable shapes. Key to this proposal is the applicant's desire to provide a small flat roofed area that would also serve as a roof terrace or balcony, instead of the lean to outrigger. The terrace would sit discretely within the arrangement of shape without disrupting the balance of the two rear facing gables.

From the side, viewed from the vantage of Woodhouse Lane below, the side elevation of the existing cottage is viewed very much as part of and in context with the original front elevation. The proposal would not alter the front of the property, however, initial proposals would have made considerable mass on the exposed side elevation that would dominate the form of the original. The revised scheme, would on this exposed side make a subordinate gable addition to the rear, with a lower eaves height running

into the original bringing the overall height and mass of the roof down. The side elevation of the rear extension would also step in making for a shadow line or visual break between the end gable of the original dwelling and the side of the extension would become less apparent from the side of the dwelling. The side of the flat roof ground floor addition would step in to the side again, further reducing its presence and the presence of the roof terrace from exposure to the side.



As such, the development would be well designed and reinforce local distinctiveness by complementing the character of the area. The additions would harmonise with the original building and respect its dominance. There would be no conflict with policy DC1 of the Local Plan or the design guide.

Impact on Amenity

The adjacent dwelling on the higher ground to the east, No. 107, has first floor bedroom windows in the side, flanking, elevation and a porch type conservatory to the side at ground floor. The windows are second windows to each bedroom, with those rooms also having windows with front and rear windows, the side windows were perhaps added more latterly to take advantage of views to the west, but they also have outlook over the applicant's property on the lower ground. The proposal would introduce a greater width of side flanking elevation that would appear in front of those neighbouring windows at first floor level. The new side elevation would be blank facing apart from a small bathroom window, so no window to window privacy issue is raised. To some extent that side elevation would obscure views from the neighbour's side windows, however, its impact would overall be lessened because the applicant's dwelling is on the lower ground so that the windows would look onto and over roof line. The side elevation would also be 15m from the neighbour's side windows which would provide ample space and outlook beyond, without the new side wall appearance obtrusive or overbearing. The ground floor porch to the side is a later addition that cannot be afforded the same standards of amenity as a principle habitable room. This side wall at first floor would also completely screen the proposed roof balcony from the adjacent neighbour and prevent overlooking of their property.



The 24sq m of roof balcony would obviously provide elevated vantage over surrounding land for those using that space. Essentially, views would look out on to open undeveloped green belt farmland to the west and south. To the west views are toward the side of some farm buildings at Nettlebeds about 50m away. Nettlebed Cottages, to the west, would be 90m from the roof balcony on lower ground, the other side of the brow in the hill and hedgerow field boundaries, users would not be able to see into windows and their gardens are to the rear the other side of the cottages to the balcony area.

The neighbour at Broughs Farm, directly to the south, has objected. They are concerned that users of the balcony would overlook their dwelling and farm land. The side wall of the neighbour's dwelling and annexed living accommodation would be about 85m from the edge of the roof balcony. This separation is beyond any distance that might provide visibility into any of their windows, and the neighbour's garden is on the other side of their dwelling, concealed to the south. The farmland does not afford the residents any amenity or privacy value, and the applicant's views over it presents no particular harm.

The objection raises concern about noise, lights and music from roof balcony use causing disturbance to grazing sheep and, presumably, residents. However, the balcony is provided within the existing curtilage of the dwelling in a position or area where a patio or deck might be provided. There is no reason to conclude that use of the balcony would cause more disturbance than any other normal garden use.

Other Issues

The objection raises concerns about a sewer and a land drain running alongside the hedge and public footpath. Severn Trent Water have not objected, commenting that the development would have minimal impact on public sewer. The site plan confirms that the side elevation and foundation line would not encroach into or beyond the boundary hedge. There is no issue of harm here.

Highway Safety

Increased bedroom numbers, but existing parking spaces are not reduced. A submitted site plan demonstrates three spaces provided on drives each side of the dwelling. There is also a small detached garage on site.

CONCLUSION / PLANNING BALANCE

An acceptably designed householder development providing space to meet applicant's needs. No harm to character and appearance of the area or residential amenity. There would be no conflict with the development plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 10th June 2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council