

DELEGATED DECISION REPORT

SMD/2021/0249
Valid 19/04/2021

88 PARK LANE
KNYPERSLEY

SINGLE STOREY REAR/SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a semi-detached, two-storey dwellinghouse constructed of brick with a hipped roof covered in tiles. The property is set back from Park Lane to the north with a front garden that has been surfaced in gravel and used for off-street parking. The property has a single storey outrigger to the rear.

The application site is surrounded by residential properties, with Biddulph High School located to the rear. The application site is in the Development Boundary of Biddulph.

PROPOSAL

Full planning permission is sought for the demolition of the existing single storey rear outrigger and the erection of a replacement single storey side/rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2021/0004 Proposed single storey rear extension measuring 4.5m beyond the rear wall of the existing dwelling, 4m maximum height and 2.5m to height of eaves
Planning permission required 12/03/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 21/05/2021
Neighbour consultation period ends: 18/05/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council recommended approval subject to valid neighbour planning concerns.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policies SS2 and SS6. Extensions to dwellinghouses in

towns is considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that 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.

The proposed extension will project 4.8 metres from the rear elevation of the dwellinghouse. It will be stepped marginally away from the boundary shared with No. 90 Park Lane to the east and will occupy the full width of the house's rear elevation, extending beyond the original side wall towards No. 86 Park Lane. A gap of 600mm will be maintained between the proposed extension and the boundary shared with No. 86.

The extension will be constructed of brick to match the existing dwellinghouse and will have a flat roof with a centrally positioned glazed roof lantern. No windows are proposed within the side elevations of the proposed extension. A door will be positioned facing towards the street, whilst French doors and a window will be positioned within the rear elevation. The extension will be utilised as a kitchen, whilst the existing kitchen will be changed to a utility.

Flat roofed extensions are not a traditional feature of Staffordshire Moorlands and the Design Guide SPD advises against them. However, the extension will be sited to the rear of the dwellinghouse and will not be highly visible from the street scene due to the proximity of the dwellings to either side and the extension's siting approximately 17 metres from the back edge of the pavement. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No. 86 Park Lane is sited to the west of the application site and comprises a similar two-storey, semi-detached house with a single storey rear outrigger. A shed has been erected along the shared boundary and a closed boarded fence of

approximately 1.8 metres in height forms the boundary treatment. The proposed extension will comply with the 45-degree guideline in respect of this property and no windows will be positioned in the extension's side elevation facing towards this property. It is for these reasons that the proposed extension will not adversely affect the amenity of No. 86 Park Lane.

No. 90 Park Lane comprises the attached semi-detached property sited to the east of the application site. This property has been extended to the rear with a conservatory that has obscure glazing to its side elevation facing towards the application site. Former outbuildings have also been converted to additional living accommodation that attach into the single storey rear outrigger and project approximately 7 metres into the rear garden along the boundary shared with No. 92. A closed boarded fence of approximately 1.5 metres in height forms the boundary treatment between the two properties.

The proposed extension will not have any windows positioned in the side elevation facing towards No. 90 and it will comply with the 45-degree guideline in respect of the neighbour's conservatory. The rear elevations and gardens of the properties face in a southerly direction and therefore the proposed extension will result in a minimal loss of sunlight very late in the evening, particularly with its flat roof design. The flat roofed design of the extension will also reduce the bulk of the extension when viewed from No. 90. Although a single window in the neighbours converted outbuildings faces towards the application site, they would not be directly opposite the side elevation of the extension and therefore it is considered that there would be no adverse impact on the neighbours outbuildings. It is for these reasons that the proposed extension will not adversely affect the amenity of No. 90 Park Lane.

The rear boundary of the application site adjoins the side boundary of the rear garden of No. 96 Conway Road; an infill development that was approved in 1999. The application site has a large detached wooden outbuilding sited along the full width of their rear boundary, thereby blocking any view the proposed extension would have across the rear garden of No. 96 Conway Road. It is for these reasons that the proposed extension will not adversely affect the amenity of this property.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed extension will not result in an increase in the number of bedrooms at the dwellinghouse and it will not affect the existing level of off-street parking. It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 14/06/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council