

DELEGATED DECISION REPORT

SMD/2021/0226
Valid 21/04/2021

7 ST DAVIDS WAY
BIDDULPH

PROPOSED FIRST FLOOR
FRONT AND SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits at the far end of a cul-de-sac within the residential area of Biddulph. The site comprises of a large detached property with an integral double garage that fronts onto a large driveway that can accommodate at least 2 cars onsite. The property has previously extended as it also features a small conservatory to the side and a single storey rear extension which extends out 2.6m from the original elevation. The property is made up of brick-built with grey concrete tiles.

The noticeable features to the main frontage includes two front gables and a distinct centre arch window on the first floor. To the western side elevation, the property faces a 3m high brick wall and timber fence that borders the adjoining woodlands. To the eastern side, the dwelling borders with No.9 St David's Way. To the rear, the small garden amenity backs onto the garden of No. 5 Merthyr Grove.

Accessed is taken via a private drive serving 4 large detached dwellings off St David's Way.

PROPOSAL

Planning permission is sought for a two storey extension above the integral double garage. The two storey will accommodate an additional bedroom with en-suite and small bathroom, accessed via the main dwelling. It will feature a hipped roof as per the existing garage roof that will be removed together with two windows. The extension will have the same footprint as the garage below and have an eaves height of 4.8m and ridge height of 7m.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1997/0148	RESIDENTIAL DEVELOPMENT OF 163 DWELLINGS (AMENDED LAYOUT) - SQUIRREL HAYES FARM, PARK LANE, KNYERSLEY, BIDDULPH	19/11/1997 approved
SMD/1997/0149	VARIATION OF CONDITIONS 4 & 5 OF PERMISSION SM94-0498 - SQUIRREL HAYES FARM PARK LANE KNYERSLEY BIDDULPH	19/11/1997 approved
SMD/2002/0008	CAR PORT AND REAR CONSERVATORY	14/02/2002 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 02/06/21

Neighbour consultation period ends: 12/05/21

Press Advert: N/A

Public Comments

Neighbour comments One neighbour representative received

- Support, no objection

Town / Parish Comments No objection

Staffordshire County Council Highways

Severn Trent waters No objection subject to informatives

OFFICER COMMENTS

Principle of Development

Polices SS2 and SS6 seek to focus future growth within the settlement boundary for Biddulph 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.

Design and visual amenity

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.

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated, whilst aiming to add to the overall quality of the areas in which they are situated.

With regards to the impact on the character and appearance of the area, the two storey extension above the integral garage would not appear prominent within the immediate neighbours as it would sit above the largest property which is positioned at the far end of the cul-de-sac. The extension will also utilise the existing footprint that the site currently offers without compromising the overall bulk of the dwelling and will have a lower ridge height as the host dwelling to remain subservient. From this, it is recognised that whilst it will be visible from the street-scene, careful considerations have been made to be in keeping with the overall street-scene.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping with the existing dwelling and immediate neighbours.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

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

The extension will be positioned above the integral garage and will feature two front windows, serving a bedroom. Given the position of the extension and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbours as the new windows look into the public street-scene and would sit at the furthest point of the site. There are also two velux windows proposed to the rear of the extension however, this looks upwards and faces the adjoining woodlands.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (driveway and double garage). The submitted plans show the proposal will increase the property's floor plan from 4 bedrooms to 5 bedrooms. For a property of 4 or more bedrooms, 3 parking spaces are required. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of

the property and therefore meets with Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 24/05/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council