

DELEGATED DECISION REPORT

SMD/2021/0278
Valid 15/04/2021

1 CROFTERS CLOSE
BIDDULPH

FRONT BAY WINDOW
EXTENSION WITH HIPPED
ROOF.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Street scene

DESCRIPTION OF SITE

Detached two storey 1960s / 70s dwelling previously extended (1991) on corner plot in row of closely similar design with part render (lower half) / part brick (first floor) finishes, at entrance to estate cul de sac.

PROPOSAL

To add a rectangular bay 4m in length across the large front window and projecting 1.2m. The plinth wall would be formed in brick to match existing (used in the upper storey) and incorporate a “cast stone” cill. The lean-to hipped roof of the bay would be of “Marley Hawkins Clay Staffordshire Blue Roof Tiles or similar”.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

91/00751/OLD – extension to form kitchen with bedroom over – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 8th June 2021

Neighbour consultation period ends: 20th May 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council – recommend approval

OFFICER COMMENTS

Principle of Development

Within the Biddulph Town Development Boundary therefore acceptable in principle subject to design, impact on character and appearance in the street scene and neighbour amenity.

Design

The dwelling as existing appears faithful to its original design style and there is close consistency in this with its series of adjacent neighbours. There is a more varied mix in styles in Crofters Close more generally. Some on the opposite side appear originally to have had the classic light weight 1960s flat roofed open porch canopy but many of these have been variously adapted with lean-to roof slopes including nos. 2, 4 and 6 opposite.

It can be seen from the front and side elevation drawings in particular that the bay has been proportionately designed and whilst hipped roof slopes are not typical of the '60s period their use in this bay fits in with the 2019 side extension. The overall appearance whilst marking a break from the uniformity of the existing row, given the more varied appearance of the close more generally, will not seem unduly out of place.

Amenity

There should be no implications for neighbour amenity – the next adjacent neighbour no. 3 is stepped out significantly relative to no.1 so would not be affected. There would be no significant effect upon the outdoor space for no.1.

Highway Safety

The bay would encroach slightly into the off-street parking and turning space but should leave sufficient space available for this to remain functional.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 16th June 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council