

DELEGATED DECISION REPORT

SMD/2021/0288
Valid 05/05/2021

11 HIGHLAND CLOSE
BIDDULPH MOOR

**PROPOSED SINGLE STOREY
REAR AND SIDE EXTENSION
TO CREATE OPEN PLAN
LIVING SPACE TO THE
GROUND FLOOR**

(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 dwelling on a late 20th Century housing cul de sac development in the 'larger village' of Biddulph Moor. The dwelling is a semi-detached buff brick dormer bungalow occupying a triangular or fan shaped plot positioned on a turn in the road.

The dwelling type is common to those in the row, single storey brick elevation at the front, with a steep tall roof plain containing a dormer window arrangement mid-way across the roof. The roof is asymmetric and at the rear the roof slope falls from the ridge to a two storey brick elevation.

To the front and at the side of the dwelling there is a wide paved driveway, particularly generous on account of the plot shape that widens toward the rear.

PROPOSAL

To extend the dwelling with a single storey and side and rear wrap around addition. At the side the addition would present a wide shallow gable toward the adjacent neighbour. The front of the addition would be set behind that of the main dwelling with a front facing tiled roof slope that would sit adjacent, at single storey height, to that of the main dwelling. At the rear the addition would wrap across the width of the rear elevation as a single storey lean to. To the rear, the addition would have bi fold doors and roof lights to the garden. The side elevation would also contain a large bi fold window close to the neighbouring boundary that would open and have outlook toward the blank brick side elevation of an existing garage.

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

CONSULTATIONS

Publicity

Site Notice expiry date: 8th June 2021

Neighbour consultation period ends: 8th June 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

Staffordshire County Council Highways

No Objection. The 3-bedroom property currently benefits from off highway parking (driveway). The submitted plans show the proposed extension to the side elevation of the property will reduce the parking area. However, it is noted parking for 2 vehicles can still be accommodated and is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

OFFICER COMMENTS

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

The extensions would be to the rear of the property or set well back from the front elevation sat comfortably within the widening fan shape of the plot. At the side the single storey addition would be set well back and recessed from the original front elevation of the main dwelling at a very subordinate and secondary height. The unique form, size and shape of the dwelling type would not be unduly disrupted within the street scene. The single storey side and rear addition would not be at odds with the overall design of the tall split level dormer bungalow and does not raise any conflict with the principles of 'good design' enshrined within the Council's design guide DPD or Policy DC1 of the Local Plan.

Amenity

The rear addition would extend 3m from the rear elevation of the dwelling into a 17m deep garden that steps up in terraces to a higher ground level at the boundary which is lined by a thick, high bushy hedgerow. The new window in the ground floor extension

would be c 23m from the rear conservatory attached to the rear of the dwelling house, but in any event there is no visual penetration between the two properties.

The adjoining, adjacent neighbouring dwelling already has its own lean to conservatory addition that extends 3m from the rear elevation. The side or end wall of the proposed addition would simply flank the side of the conservatory which has frosted glazing and is largely obscured by the boundary close boarded fence. Principal rear outlook from the neighbour would not be affected by the proposal.

On the other side, the non-adjoining neighbour has their own detached flat roof brick garage that sits on the boundary concealing and flanking their own garden and rear outlook. A porch or hallway window would be flanked by the side of the addition, but it is not principal and does not provide outlook to a habitable room and the fan shape of the two plots assist with the sense of separation between the neighbour and would be the side of the extension. The bi fold door to the side of the addition would open onto the applicant's garden at the side, it would be set well back and line up with the side or flank wall of the brick garage, without providing out look or the over looking of the neighbours garden.

With all of these considerations, the proposed addition would not adversely affect the amenity enjoyed by existing neighbours and there would be no conflict with policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

An acceptable design providing kitchen diner space to meet applicant's needs. No harm to character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 29/06/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council