

DELEGATED DECISION REPORT

SMD/2021/0173
Valid 21/05/2021

64 GENEVA WAY
BIDDULPH

NEW OPENING FOR SMALL
EXTERNAL WINDOW
CREATING AT THE SIDE OF
THE HOUSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE

Three storey 21stC town house in terrace of three, narrowly separated from adjacent similar terrace of three, all facing a quadrangle and two similar terraced blocks opposite.

The blank gable wall of no.64 faces an identical blank gable of no. 44 across a narrow passage of c. 1.5m in width.

PROPOSAL

To insert a first floor window centrally in the gable facing the blank gable of no.44. This is proposed in order to serve a bedroom to be configured internally to the existing dwelling. In the application form this is explained as follows:

Take space off bedroom 3 [first floor] and lounge to create a 4th bedroom, this will need a small external window creating at the side of the house for the 4th bedroom. The house is an end townhouse. The window would just be directed at a plain brick wall of the next house. The windows would be exactly the same as the ones already in.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations

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

11/01216/REM_MJ – 197 Dwellings – (Reserved Matters) – approved

PD/2021/0011 submitted 16th February 2021 – confirmed permitted development rights removed under the above permission

CONSULTATIONS

Publicity

Site Notice expiry date: 13th July 2021

Neighbour consultation period ends: 11th June 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council none received.

OFFICER COMMENTS

Principle of Development

Ordinarily the insertion of a window would be regarded as permitted development. However, in the case of the Uplands Mill development the planning permission for the site (reference 11/01216/REM_MJ) included a condition removing permitted development rights. The proposal needs planning permission and the relevant material considerations are design and impacts on the street scene and neighbour amenity.

Design

It is noted that the end terrace at no.40 has a similar side window (to the one now proposed) at each floor of the gable facing Lucerne Road – see file photo 0195. It is further noted that no.62 Geneva Way, is a similar or identical layout to that of the application property, has a second floor window much as proposed here at first floor – see file photo 0196.

The proposal is in keeping with existing window designs for this estate development and would have minimal presence in the street. According there is no objection on design grounds.

Amenity

As a window facing a blank gable wall of the neighbouring dwelling there would be no adverse consequence for neighbour amenity. It is considered that the window serving the bedroom will have a gloomy and poor outlook, and therefore the amenity of the occupier is likely to be diminished. However, the new window would serve a small bedroom, with all other bedrooms larger in size. On this basis the harm the amenity of the existing occupant is not considered to be so significant to warrant refusing this application.

CONCLUSION / PLANNING BALANCE

The proposal is in keeping with existing building design for this part of the estate and raises no adverse amenity concerns.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 16th July 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council