

DELEGATED DECISION REPORT

SMD/2021/0347
Valid 24/05/2021

16 ORME ROAD
BIDDULPH

PROPOSED SINGLE STOREY
FRONT EXTENSION AND BAY
WINDOW

(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 detached single storey dwellinghouse constructed of brick with a pitched and gabled roof covered in modern concrete tiles. The dwellinghouse is stepped back from Orme Road to the west by a front garden and parking area. Bungalows of a similar design are sited to either side of the application site. On the opposite side of the road is playing fields. The application site is located in the Development Boundary of Biddulph, with the North Staffordshire Green Belt located on the opposite side of Orme Road.

PROPOSAL

Full planning permission is sought for the erection of a single storey front/side extension and the replacement of a flat window within the front elevation with a bow window.

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

SMD/2012/0864 Proposed single storey rear extension
Approved 07/09/2012

CONSULTATIONS

Publicity

Site Notice expiry date: 29/06/2021
Neighbour consultation period ends: 24/06/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 are 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. In terms of alterations it states, *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'*.

The front elevation of the bungalow is L-shaped. It is proposed to infill the area that is set back, bringing it in-line with the forward projecting section. The extension will be constructed of brick and tile to match the existing bungalow and it will contain the front door and window as is existing. The roof of the extension will be tied into the slope of the existing roof. An existing flat window within the forward projecting section of the front elevation will be replaced with a bow window that will be slightly narrower than the existing window.

The proposed extension is small in scale and subordinate to the existing bungalow. Both the extension and bow window will not significantly alter the character or appearance of the existing bungalow and will utilise materials to match. The bungalow comprises one of a number of bungalows that are of a similar L-shaped design as the bungalow at the application site. Whilst the proposed development could set a precedent, it is not considered that such a precedent will result in a detrimental effect on the character or appearance of the street scene.

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.

The proposed development will comply with the 45-degree guideline in respect of the neighbouring property to the southeast of the application site (No. 14 Orme Road) and no windows will be positioned in the side elevation of the proposed extension. The proposed development will therefore not adversely affect the amenity of this property.

No other property will be affected by the proposed development.

It is for these reasons that the proposed development will have an acceptable impact on neighbouring amenity and 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 development will not result in the number of bedrooms within the bungalow increasing from the existing two; it will not affect the existing area of off-street parking and sufficient parking is available to comply with the parking standards detailed at Appendix 2 of the Local Plan (2020). It is therefore considered that the proposed development will not 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: 08/07/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council