

DELEGATED DECISION REPORT

SMD/2021/0270
Valid 13/04/2021

455 NEW STREET
BIDDULPH MOOR

**OUTLINE PERMISSION WITH
DETAILS OF ACCESS,
LAYOUT & SCALE (ALL
OTHER MATTERS RESERVED)
FOR THE CONSTRUCTION OF
ONE DWELLING**

(OUTLINE - MINOR APPS)

MAIN ISSUES

- The principle of development
- The impact on the rural character and appearance of the area
- The impact on residential amenity
- The impact on highway safety

DESCRIPTION OF SITE

The site is within the development boundary of Biddulph Moor and is in the centre of the village, directly opposite the post office and shop on New Street, which lies to the south-east of the site. It comprises a hardstanding area to the south side of a detached brick and tile 1950s style dwellinghouse and which also includes a flat-roofed garage attached to the side of it. There are other dwellings on the opposite side of the road and to the north-east side of the site, also facing New Street. There are dwellings facing Woodhouse Lane to the rear of the site (to the north-west). On the south-west side of the site is a public green open space with planting marking the corner of New Street of Woodhouse Lane. There are other dwellings on the other side of Woodhouse Lane. The site is fairly flat and the whole of the front and south-east side of the dwelling appears to be a large hard-standing.

PROPOSAL

This is an outline planning application for a detached dwelling on the plot. The existing side garage of the house would be demolished. The details of the scale, siting and access are to be determined and the details of the specific design and appearance together with the landscaping of the site are "Reserved Matters" for a future application in the event of an outline approval being granted. The drawings show a chalet bungalow form of dwelling with two bedrooms in the roof at first floor level and a side dormer facing the existing house. There would be front facing gables with the roof-slopes being at the side facing the house and the south-west side boundary where the public open space is located and the bedrooms facing the front and rear. Amended plans were submitted which show the side wall would be parallel with the main side wall of the house, separated by a gap of 0.7 metres and at the other side the front corner would be adjacent to the side boundary hedge with no

definite gap in between. The proposed main front wall would be level with the front wall of the front projection of the existing house. The new house would be lower than the existing house as well as considerably smaller in terms of scale. The existing access would be used, unaltered as a shared access for the new dwelling and with the large existing hardstanding to the front of the house and proposed house used as a shared parking area. An area in the front corner of the property would be used as a front "garden" (on an existing hard-standing) but there would also be space at the back for a rear garden separated from the rear garden of the existing house by a boundary fence. A Design and Access Statement accompanies the application.

The original plans, replaced by the amended plans, show a chalet bungalow of similar form and scale but sited further forward and also placed parallel to the side boundary of the property rather than the house. The dormer window was also facing this boundary rather than the house, which as a result of the amended plans, has effectively been "switched". A boundary wall was also shown on the original site plan to the front of the houses to separate the plot and also the parking areas for the two dwellings but this has been removed from the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS9 Large Villages Strategy
H1 New Housing
DC1 Design Considerations

National Planning Policy Framework (February 2019)

Sections 5 (Housing) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0182: Two-storey side extension. Approved.
SMD/2017/0787: New dwelling attached to existing dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.6.21
Neighbour consultation period ends: 9.6.21
Press Advert: N/A

Public Comments

A letter of support has been received one nearby residential property in response to the original plans. Consultation was carried out on the amended plans as this would have resulted in the dwelling being moved closer to the houses to the rear of the site but no further letters were received in response.

Town / Parish Comments

Refusal on the grounds of overdevelopment and inappropriate development in the village, as well as road congestion at the only village shop and critical road junction.

Local Highways Authority

No objection subject to standard conditions

Environmental Health

No objection subject to standard conditions.

Severn Trent Water

No objection.

United Utilities

No objection providing foul drainage is separate to surface water drainage.

OFFICER COMMENTS

The strategy for the large villages (of which Biddulph Moor is included) allows new housing within the development boundary and although the housing supply for the Local Plan period will largely be delivered via new housing allocations, small windfall sites in sustainable locations with development boundaries can still make a contribution towards addressing housing need and in this case, a proposal for a small 2-bed unit, a contribution is made towards the mix of housing required as encouraged in both the government's planning guidance as well as the Local Plan. The site is also in a sustainable location in the middle of a large village and opposite a post office and shop and close to a school and this is also in line with the aims of the NPPF and Local Plan with regards to new housing. A new dwelling on the plot was approved in 2017 and although this was before the adoption of the new Local Plan, the principle of a new dwelling in this location remains acceptable, subject to compliance with other policies which seek to amongst other things, ensure that the visual and residential amenities of the area are not harmed by the particular scale and design of the proposal.

When the application of a new dwelling was submitted in 2017 there were initial concerns about the impact on the character and appearance of the area as the plot is very narrow in relation to neighbouring plots and there were concerns about an overcramped form and appearance. Permission was eventually granted for a dwelling attached to the side wall of the existing dwelling, in the form of a two-storey extension to the dwelling and with a design which harmonised with the existing dwelling and similar in appearance with the two-storey extension approved for the existing house earlier in 2017.

This new application represents a very different scheme as a detached chalet-bungalow with front and rear gables is put forward in contrast to the more conventional two-storey dwelling form of the existing house with traditional side-facing gables. The original plans showed the chalet dwelling placed considerably forward of the existing house and tilted at a slight angle to it, parallel with the side boundary rather than the side of the house. This appeared as an awkward looking arrangement as well as appearing overcramped. The original plans would have led to an overcramped form and appearance with a dwelling of contrasting design squeezed into a small gap and plot separated from the property would have exacerbated this cramped appearance and contrived form of development.

However, amendments have been made which include tilting the dwelling so it is parallel with the existing dwelling and set back considerably so that it is no further forward of the front projection of the existing house. The side dormer has also been moved to face the existing house rather than placed on the opposite side where the chalet dwelling would appear to turn its back on the existing house and not create any visual link with it or harmonise with it. The amended plans also remove the boundary wall to the front of the dwelling which gives the impression of two distinct plots. As a result, the amended scheme would appear as a large outbuilding or annex associated with the existing larger dwelling on site and not a separate or segregated property to it and which would respect its dominance. This was the rationale behind the previous approved dwelling on this site. The details of the specific design are reserved matters but the chalet form of the dwelling, although different to the existing house does respect the appearance the main dwelling on the property as such "outbuildings" often have a different form to the main house on site to respect the "host building" and not compete with it. Despite the differing design, the proposed front gable would harmonise with the front gables at the existing house and would have the same roof pitch. A condition can also be added to ensure that the facing bricks and roof tiles match that of the existing house to ensure that despite the differing form to the existing dwelling, the proposed building would nevertheless respect and tie in with the design of the host building. Furthermore, there is a mix of dwelling types, sizes and style in the area so the proposed chalet dwelling would not be out of keeping with the area. There are also detached dwellings on nearby Rudyard Road on equally narrow plots and with front and rear gable forms so the form of development put forward would not harm the character or appearance of the area.

Landscaping is also a reserved matter but the plans show the side boundary hedge separating the new plot from the green open amenity space to the side would be retained and I consider this should be added as a condition of approval in the interests of the visual amenities of the area. There are large trees in the south-east and north-west corners of the site. The one next to the road is too far from the proposed footprint to be affected. The one at the corner of the proposed rear garden would be no closer to the proposed dwelling than the existing garage to the house and there is existing hardstanding up to this tree (as well as to the tree at the front). Therefore the new development would not lead to any further harm to the trees on site or close to the boundaries.

With regard to residential amenity, the new scheme would have no additional impact on the living conditions of the existing residents. The only other nearby dwelling is a

bungalow to the rear of the site which faces Woodhouse Lane. The proposed rear windows would face the side of the bungalow. However, the main windows of the bungalow face the front (the road) and rear and would not be affected by overlooking. There is one window on the side elevation facing the site but a distance of at least 22.0 metres exists between this window and the proposed rear first-floor window and this meets the standards for window separation distances set out in the Council's Space About Dwellings guidance. The proposed dwelling would not be close enough to any dwelling outside of the property to lead to any overshadowing problems. The original plans which showed the dwelling moved forward would have affected light into an existing front-facing primary window of the neighbouring house at the property (as it would have broken the 45 degree line measured from the mid-point of the window as set out in the Council's Space About Dwellings SPG) but the amended plans show the proposed dwelling sufficiently moved further back.

In terms of the future occupiers of the site, the layout plans demonstrate that a dwelling can be provided which exceeds the floorspace standards set out in the governments Nationally Described Space Standards. There is also a private outdoor amenity space/garden of adequate size to the rear of the proposed dwelling which although does not meet the length standards set out in the Space About Dwelling SPG, does meet the overall size standards and it is noted that these standards are guidance rather than actual requirements. Therefore the scheme can provide decent living conditions for the future occupiers of the site. Overall, the residential amenities of the area for both existing and proposed residents would not be affected.

With regard to highway safety, the existing access would be re-used. The creation of a two-bed dwelling would not lead to a significant increase in traffic or vehicle movements at the access and the access is also deemed by the local highways authority as being safe despite being close to a road junction as there is a good level of visibility along a straight section of New Street outside of the site. There is also ample off-road parking for both dwellings on the large hardstanding. The Council parking standards would require at least five spaces to serve both dwellings and this can be accommodated together with sufficient turning space. The proposal would therefore not lead to any additional parking congestion on the adjacent road outside of the shop and post office.

Conclusion

The proposed dwelling is acceptable in principle in this large village location and the amended design and layout would not harm the visual or residential amenities of the area or affect highway safety. The application would therefore comply with the Council's Local Plan as well as being in line with the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 21.7.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council