

DELEGATED DECISION REPORT

SMD/2021/0304
Valid 31/05/2021

137 AND 139 JOHN STREET
BIDDULPH

PROPOSED REAR GROUND
AND FIRST FLOOR
EXTENSION

(FULL - MINOR)

MAIN ISSUES

Impact on character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE

Two semi-detached Victorian worker's cottages in a row of other similar cottages all evenly, but closely, spaced. In this case, the side elevation of each dwelling has a two storey side addition with a mono pitch roof that leans against the gable side of each dwelling. At the front the lean to roof sits behind a parapet wall.

The dwellings, like many of the others in this row have very large, long back gardens that back onto more contemporary 20th Century housing developments. John's Street runs roughly parallel to the east of Biddulph High Street in the Town centre.

PROPOSAL

The applicant states that he owns both dwellings but wants them to remain as separate dwellings and does not propose or intend to merge them into one.

However, as one development proposal he wants to extend both dwellings at the rear with a two storey gable addition that would join in the middle with a valley gutter and a party wall.

The two storey element of the addition would extend 4m from rear elevation. A lean to addition at ground floor would extend a further 2.2m from rear.

A revised plan has been submitted to resolve and eliminate a peculiar roof detail on the side elevation, which the architect explained as a quirk from the drawing software package that was used.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS6 Biddulph Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2021/0005 Rear extension to 139. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/07/2021

Neighbour consultation period ends: 23/07/2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

OFFICER COMMENTS

Principle of Development

The area strategy for Biddulph (SS5) as with that of the other two of the three towns, is to make the majority contribution to the supply and housing needs within the district. The strategy would support householder development that improves and enlarges a dwelling for their needs subject to an appropriate design that would not harm character and appearance of the area or the amenity of neighbours.

Design and Impact on Character and Appearance of the Area

The frontage of the dwelling's, together with the others in the row, present a locally distinct character and appearance that is typical to the age of the dwelling and the urban heritage of the town. The frontages of the dwellings are largely unspoilt. In this case the development would all occur to the rear where it would be hidden from view and not affect the front or character and appearance of the street scene.

There is no public vantage toward the rear of the dwellings, and the neighbours have outlook onto their own ample gardens which are enclosed, mature and leafy. Across the rear elevations within the row of dwellings there is less continuity, there is a mix of render and brick and a range of different rear additions and alterations. The gable projections to the rear of the applicant's properties would sit comfortably as subordinate additions to the original dwelling's that would not affect the appearance and integrity of the overall character of this areas local distinctiveness. There would be no conflict with policy DC1 in these regards.

Amenity

Both dwellings are under the applicant's ownership and control. The intention is to extend both dwellings with one development and he has the ability to carry out the development accordingly. This means that there is little risk of one side being built, as

a half, without the other which would result in an adverse amenity impact on the living conditions of the other adjoining neighbour.

The gardens are around 37m deep/long and the rear addition would not have any impact on any of the dwellings behind, which are not visible beyond mature trees and shrubbery at the boundary.

The centre of the nearest adjacent first floor window at the non-adjoining neighbour adjacent to 139, would be more than the 6.2m from the side wall of the proposed extension, which means that a 45 degree sight line would not be breached from that window. The centre of an adjacent ground floor window however, would be less than 6m from the side of the extension's side wall which would consequently breach a 45 degree sight line. However, in this location a rear extension that would have the same or similar impact has already been approved under the householder permitted development process.

On the other side, the none adjoining neighbour adjacent to 137, has ground floor and first floor windows which have centres which would be 6.2m from the side wall of the proposed extension. The 45 degree sight line from the first floor window would not be breached while at ground floor it would be marginally 'clipped' by the far corner of the extension 8m from its centre. This is not considered to be an unreasonable arrangement, living conditions would not be adversely affected and there would be no conflict with policy DC1 in these regards.

Highway Safety

The dwellings do not have any of road parking provision, similar to many other dwellings of this type and age, and there is no ability to make such provision. However, each dwelling has just two bedrooms and a box room which may be used as an upstairs bathroom. Although sizes would be increased, bedroom numbers would not materially be added to. There would be two larger bedrooms, one with an ensuite, a new family bathroom, and the existing box room would provide a very small single 3rd bedroom. It is not considered that this should trigger the application of a higher parking standard or that a lack of off road parking should be a barrier to the development.

CONCLUSION / PLANNING BALANCE

Acceptable householder development. No adverse impact to the character and appearance of the area or the amenity of neighbours. No conflict with the development plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26/07/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council