

DELEGATED DECISION REPORT

SMD/2021/0360
Valid 01/06/2021

29 GRANGEFIELDS
BIDDULPH

SINGLES TOREY FRONT
EXTENSION, FIRST FLOOR
FRONT EXTENSION AND
SINGLE STOREY REAR
EXTENSION

(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 two-storey dwellinghouse constructed of buff brick with a concrete interlocking tiled roof. The dwellinghouse has a catslide roof to half of the front elevation of the dwellinghouse with a flat roofed dormer positioned centrally within the front roof slope, whilst the remainder of the roof is pitched. The dwellinghouse includes an integral garage and an adjoining single storey flat roofed garage. The dwellinghouse is set back from the road by a front garden and an off-street parking area.

The application site is located on a residential street within the Development Boundary of Biddulph. The street comprises individually designed dwellings of different materials and styles with bungalows, dormer bungalows and two-storey houses featuring in the street scene.

PROPOSAL

Full planning permission is sought for a replacement front porch, the replacement of the catslide roof with a first floor front extension and the erection of a single storey rear extension.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20/07/2021
Neighbour consultation period ends: 02/07/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments:

Severn Trent Water: The above site is out of Severn Trent's waste water area, and therefore we have no comment to make.

SCC Highways: No objection from a highways perspective.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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 (2021) 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 (2021).

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 (2021) 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.

First Floor Front Extension

The dwellinghouse has a catslide roof that occupies approximately half of the front elevation with a flat roof dormer positioned centrally within the front roof slope. It is proposed to replace the catslide roof with a first floor extension that will be set back from the existing ground floor by a lean-to roof. The first floor extension will have a forward facing gable and a pitched roof that adjoins into the existing roof with a lower ridge height. The extension will be rendered to the front and western side elevation and constructed of brick to the eastern side elevation to match into the existing brickwork.

Although the extension alters the character of the front elevation of the dwellinghouse, it is not detrimental to the overall character or design of the existing dwellinghouse. The extension will be subordinate to the existing dwellinghouse due to the lower ridge height and its set back from the ground floor front elevation. The street scene comprise individually designed dwellings of various styles and materials. The alteration to the front elevation will therefore not detract from the character or appearance of the street scene.

Single Storey Rear Extension

To the rear of the dwellinghouse is a centrally positioned conservatory. It is proposed to demolish this conservatory and construct a replacement single storey rear extension. The extension will occupy two-thirds of the rear elevation of the

dwellinghouse and it will project a similar distance into the rear garden as the existing conservatory. The extension will have a flat roof with rooflights and the walls will be clad in vertical timber cladding.

The extension will not be visible from the street scene due to its siting to the rear of the dwellinghouse and it will be screened by the adjoining garage and the neighbouring property. Timber cladding is not a traditional material found within Staffordshire Moorlands and the Staffordshire Moorlands Design Guide SPD carries a presumption against its use. Whilst the extension it will not be visible from public vantage points, it will be overlooked from the upper floors of a number of surrounding dwellings. It is therefore considered that a condition requiring the extension to be finished in brick or render to match the existing property should be applied. The extension will appear subordinate to the existing dwellinghouse due to it being single storey.

Replacement Porch and Other Alterations

The existing dwellinghouse has a corner porch constructed of a dwarf wall with glazing above and a shallow hipped glazed roof. It is proposed to demolish the existing porch and replace it with a square-shaped porch. The porch will be rendered and have a tiled hipped roof. Due to the increase in the roof height, the existing large landing window will be replaced with a smaller window with 2no. rooflights above. A first floor bedroom window within the front elevation will be enlarged.

The design and materials of the proposed porch is considered to be more in keeping with the existing dwellinghouse than the existing porch. The scale of the proposed porch will ensure that it will appear subordinate to the existing dwellinghouse. The alterations to the windows and the insertion of rooflights could be undertaken as permitted development.

Materials

It is proposed to render the whole of the front elevation of the dwellinghouse, both the original dwellinghouse and the proposed extensions, whilst the sides and rear of the original dwellinghouse will be retained as brick. The eastern side elevation of the first floor front extension will be constructed of brick to match. The existing concrete interlocking roof tiles will be replaced with a flat roof tile, although no details have been provided as to the make or colour.

The street scene comprises individually designed properties that comprise a variety of materials, including a dormer bungalow on the opposite side of the road that has been fully rendered. The use of render and the change in roof tiles are therefore not considered to have a detrimental effect on the character or appearance of the original dwellinghouse or the street scene, although the materials should be conditioned for approval by the Local Planning Authority.

(It should be noted that as the existing dwellinghouse is not rendered, the rendering of the dwellinghouse requires planning permission; this cannot be undertaken as permitted development as detailed within the planning application forms).

Conclusion

For the reasons outlined above, it is considered that the design of the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Amenity

Local Plan policy DC1 and paragraph 127(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extensions will comply with the separation distances as detailed within the 'Space About Dwellings SPG' in terms of the dwellings to the front and rear of the application site. The proposed development will therefore not have a detrimental effect on the amenity of these properties.

The dwellinghouse to the east of the application site (No. 31 Grangefields) comprises a two-storey detached dwellinghouse that is angled within its plot and has a garage attached to its western side elevation that extends up to the boundary shared with the application site. No. 31 is situated on an elevated ground level. The first floor secondary window is positioned in the side elevation of No. 31 that faces towards the application site. The proposed front extension will not affect this window as it will be sited behind it. The proposed front extension will comply with the 45-degree guideline in respect of this property. The proposed rear extension will cross the 45-degree guideline when measured from the nearest patio doors within the rear elevation of No. 31. However, a combination of No. 31 being sited on a higher ground level; a brick built boundary wall of over two metres in height forming the boundary treatment; the extension being single storey with a flat roof; and the extension being sited northwest of No. 31, it is not considered that the proposed rear extension will be overbearing or result in a loss of light. It is for these reasons that the proposed development will not have a detrimental effect on the amenity of No. 31 Grangefields.

The dwellinghouse to the west of the application site (No. 27 Grangefields) comprises a detached two-storey dwellinghouse that is set forward of the dwellinghouse at the application site. No. 27 is sited on a lower ground level. The proposed front and rear extensions will comply with the 45-degree guideline in respect of No. 27. No windows are sited within the side elevation of No. 27. The single storey rear extension will have floor-to-ceiling windows facing towards No. 27's rear garden however, these will be at ground floor level and they will have a similar outlook as the existing conservatory windows. It is for these reasons that the proposed extensions are not considered to have a detrimental effect on the amenity of No. 27 Grangefields.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

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 Highways Engineer has assessed the application and made the following comments:

'The 4 -bedroom property benefits from off highway parking (driveway and garage). The construction of the single storey extension to the front elevation of the property will encroach/reduce the driveway. However, the submitted plan titled, Proposed Site Plan/Block Plan-Proposed Drawing Number: 00808-007 demonstrates that the driveway can still accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space). The proposal will not have a detrimental impact on the adopted highway. I have no objection.'

It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

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 (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 26/07/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

