

DELEGATED DECISION REPORT

SMD/2021/0376
Valid 09/06/2021

3 COTTAGE LANE
BIDDULPH MOOR

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Biddulph Moor Ward. The site is within the Biddulph Moor Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Cottage Lane and backs on to the rear curtilage of a section of dwellings on Chapel Lane. No. 1 Cottage Lane lies to the South-East of the proposed site and No. 5 Cottage Lane is situated to the North-West. To the West, the rear curtilage of the site runs adjacent to the rear curtilages of No. 27 and No. 29 Chapel Close. The Cottage Lane highway runs adjacent to the proposed site on the North-East.

It is noted that a number of properties within the estate have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed development comprises a single storey rear extension which spans the entirety of the rear elevation. The proposed extension would allow for a larger open plan kitchen diner room to the rear of the dwelling. The proposed rear extension would project beyond the rear elevation of the original dwellinghouse by 5 metres and have a width of approximately 6.70 metres. The maximum height would be approximately 3.7 metres and the maximum eaves height would be 2.4 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, tiles and uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1992/0711 – Conversion of garage to study and extension to dormer window.
Permitted Development.

CONSULTATIONS

Publicity

Site Notice expiry date: 04/08/2021
Neighbour consultation period ends: 15/07/2021
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

Recommended approval subject to valid neighbour planning concerns.

Severn Trent Water

Severn Trent have commented that the proposal has minimal impact on the public sewerage system and can advise that they have no objections 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) 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 identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhancing the environment. A more concentrated focus on future growth is to be directed to larger village settlements, including Biddulph Moor. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Biddulph Moor, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed extension is acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed extension include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design 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.

The proposed development is a single storey rear extension to the dwellinghouse. The proposed extension replace an existing conservatory, projecting beyond the rear elevation of the original dwellinghouse by 5 metres and have a width of approximately 6.70 metres. The maximum height would be approximately 3.7 metres and the maximum eaves height would be 2.4 metres. For a development to be considered appropriate in terms of its size and massing, the Council would

universally expect to see extensions subordinate to the dominance of the original building. Thus, as the proposed extension would be single storey and therefore have an eaves and maximum height lower than the parent building, as well as follow the course of the original dwellinghouse, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brick, tiles and uPVC would be used in the construction of the proposed extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, thus not detracting from the distinctive character of the original estate which has been largely retained.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 5 Cottage Lane to the North-West and No. 1 Cottage Lane to the South-East. As the proposed extension is a rear extension and the curtilage of the site adjoins the rear curtilage of No. 27 Chapel Lane and No. 29 Chapel Lane, it becomes important to assess whether the amenity of these neighbours would be compromised too. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the sides and the rear of the application site.

I note that a substantial amount of foliage creates the boundary treatment between the site and all neighbouring properties, meaning that amenity of all neighbours will be fully protected. Any potential light loss which could occur for No. 1 Cottage Lane as a result of the extension would therefore be mitigated by the foliage screening. No. 1 Cottage Lane would not be adversely impacted by the proposed extension. Although there are a number of side windows at No. 1 Cottage Lane, a large number of them are further towards the front of the dwelling. Furthermore, the only visible windows to the proposed site are windows which comprise the fenestration of the porch, therefore they are not considered to be habitable windows. As porches are there to hold a functional use as opposed to being a room where people would spend quality time, the impact on neighbour amenity is lessened as it is not

considered a habitable room. As the extension is to the rear of the property, this would not be visible to the porch windows, as well as screened by the foliage comprising the boundary treatment.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on No. 5 Cottage Lane, it has been established that the proposed rear extension would not create loss of light amenity into the garden or any windows of the neighbour. As the sunlight trajectory travels from East to West, the proposed rear extension could potentially cause overshadowing upon the direct neighbour at No. 5 Cottage Lane.

Although there could have been potential for loss of sunlight, it has been established that there is a substantial amount of foliage which creates the boundary treatment between the site and the neighbour. Therefore, any potential overshadowing impact which could have occurred as a result of the proposed extension would be eradicated by the existing foliage which separates the two dwellings.

It cannot be ignored that part of the proposed extension would align with the solid brick wall which comprises the utility room. As the utility room is an existing room, there would not be much more impact on the amenity of the neighbour than there already is. The external brick wall of the utility room partnered with the screening which the foliage provides would mitigate any loss of amenity to the neighbours at No. 5 Cottage Lane, in terms of privacy, light or overbearingness.

There would be no side windows on the elevation of the proposed rear / side extension facing No. 1 Cottage Lane or No. 5 Cottage Lane, therefore privacy amenity of the neighbours would not be impacted at all in this sense. Additionally, the foliage which creates the boundary treatment between the site and both direct neighbours would block vision between the site and the neighbouring gardens. Thus, no adverse privacy impact would occur upon either of the neighbours.

Although there are two dwellings with curtilages which adjoin the application site, the distance as well as the oblique angles of their positioning and the substantial amount of foliage which creates the boundary treatment between them all indicate that their amenity would not be adversely impacted. Additionally, an outbuilding within the rear curtilage of the dwelling creates an element of screening between the site and these neighbours. Thus no amenity impact will occur here.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for

the number of people habituating the dwellinghouse. Additionally, as the proposed extension would be to the rear of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. It cannot be ignored that amenity of all direct neighbours would be completely protected by the substantial screening which the foliage creating the boundary treatment provides. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 03/08/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council