

DELEGATED DECISION REPORT

SMD/2021/0341
Valid 28/06/2021

43 ALBERT STREET
BIDDULPH

SECOND STOREY ON REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits within a row of tight-knitted semi-detached properties along Albert Street, a residential street within Biddulph. The site comprises of a small 2 bedroom property with on-road parking. It features a paved frontage and a side access that leads to the rear of the property which is fully hardstanding. The property is made up of brick-built with grey concrete tiles.

To the rear, the applicant has extended via a 6.65m length single storey lean-to extension. There is a makeshift garage that adjoins the rear extension which leads off a private access behind the properties along Albert Street.

PROPOSAL

Planning permission is sought for a two storey rear extension above the single storey rear extension. The two storey will accommodate a bathroom. It will feature a gable roof as per the handed neighbour. The extension will have the same footprint as the single storey below and have an eaves height of 5.5m and ridge height of 6.8m.

The existing garage is to be reduced which will separate the garage from the dwelling and create additional amenity space to the rear.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

SS6 – Biddulph Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1992/1035	FIRST FLOOR REAR EXTENSION	Approved 19/03/92
SMD/1996/0409	DOMESTIC GARAGE	Approved 02/12/1996

CONSULTATIONS

Publicity

Site Notice expiry date: 26/07/21

Neighbour consultation period ends: 22/07/21

Press Advert: N/A

Public Comments

Neighbour comments No representatives received

Town / Parish Comments None received

Severn Trent waters None received

OFFICER COMMENTS

Principle of Development

Polices SS2 and SS6 seek to focus future growth within the settlement boundary for Biddulph and to strengthen its role as a service centre.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

With regards to the impact on the character and appearance of the area, the two storey extension would not be visible from the road and therefore, the public street-scene will be maintained. The extension will also match the roofing and appearance as the handed property's two storey rear extension to continue this uniformity with the row of houses along this street that have done similar extensions to the rear.

In terms of its scale and mass, it will utilise the existing footprint that the site currently offers without compromising the overall bulk of the dwelling, particularly with its limited space to the rear.

The materials will match the existing and therefore, considered visually acceptable.

Referring to the altered garage, the reduction will be an enhancement to what is currently there and provide much needed amenity space to the rear

Overall, this is a typical extension that allows the applicant to maximise living space in a sympathetic way. This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned above the single storey rear extension and will serve a bathroom. Given the position of the extension and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbour at No.45 as the new windows looks directly at a blank wall. A condition will be added to ensure that the window will be obscure glazed only to avoid any direct overlooking into the neighbour's s garden amenity space.

With regard to overshadowing, the proposal will project only marginally beyond the existing outrigger to the attached dwelling. Therefore, no overshadowing issues are raised despite the close proximity and degree of projection. There will be greater separation to the property to the other side which is also due south and therefore will not suffer from loss of direct sunlight.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

No additional bedrooms have been created and therefore, the parking arrangement remains the same. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

Severn Trent waters have raised no comments on drainage.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly,

the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approval subject to conditions and informatives**

Case Officer: Lisa Li

Recommendation Date: 19/07/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council