

DELEGATED DECISION REPORT

SMD/2021/0407
Valid 23/06/2021

56 THE UPLANDS
BIDDULPH

PROPOSED TWO STOREY
SIDE EXTENSION AND
SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits at the far end of a cul-de-sac within an area that is predominately residential in character. The site comprises of a modest semi-detached property with a large rear garden and a parking space to the front that can accommodate at most 2 cars on site. The property has already benefitted from a single storey addition to the rear. It is made up of brick-built with brown concrete tiles.

For the purposes of this assessment the application site is located within the Biddulph Town development Boundary.

PROPOSAL

Planning permission is sought for a two storey side extension and single storey rear extension. The two storey will accommodate an additional bedroom with en-suite on the first floor and an utility room with dining room area to the rear on the ground floor.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 26/07/21

Neighbour consultation period ends: 21/07/21

Press Advert: N/A

Public Comments

Neighbour comments	No representative received
Town / Parish Comments	No objection
Staffordshire County Council Highways	No objections subject to conditions
Severn Trent waters	No objections

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

Paragraph 127 of the NPPF (2019) 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.

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, whilst aiming to add to the overall quality 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 appear prominent within the immediate neighbours as it would sit back 2.6m from the principal elevation which is already setback from the main road. The extension will also have a lower ridge height as the host dwelling to remain subservient. From this, it is recognised that whilst it will be visible from the street-scene, careful considerations have been made to be in keeping with the overall street-scene.

In materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

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 main neighbouring property that this proposal would impact upon is the neighbouring property No. 57, to the east of the property and No.55, the handed property.

The two storey extension will be positioned to the side of the property and will sit at an oblique angle to the neighbour at no.57. The neighbour has several windows to the side elevation serving a hallway, kitchen and utility room on the ground floor and a hallway on the first floor.

Given the position of the extension and where the windows will look onto, the views from both front and side window serving the additional bedroom will be at an oblique angle in relation to the neighbour's side windows due to the orientation of the property. The side windows are also noted as non-habitable in which they are used solely or principally for circulation, building service or storage purposes. Therefore, no overlooking between these windows would occur. In terms of the garden area, at ground floor level the boundary treatment will prevent overlooking from the bifold doors in the side elevation. At first floor level, one bedroom window is proposed. This will overlook the corner of the neighbours garden at 57 which appears to be occupied by outbuildings. Nevertheless some degree of overlooking of gardens from first floor windows is inevitable and not unreasonable in suburban situations. A distance of over 30m would be maintained to no.45a Smithy Lane which lies to the north. This is substantially in excess of the recommended 21m

Referring to loss of light, the extension does not infringe on the 45 degree line to the mid-point of any habitable windows at No.57 and does not encroach across them. Similarly, no further loss of light would be caused as a result of the extension to the attached property than the existing boundary hedging that has a height of more than 2m. The extension is also to the north. The boundary hedging will prevent any overlooking of this property from the proposed side window.

Therefore taking into account the direction of the window from the first floor and use of the neighbour's window, the scheme is considered to be acceptable 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.

The property benefits from off highway parking. The submitted plan shows the proposal will increase the property's floor plan from 3 bedrooms to 4 bedrooms. For a property of 4 or more bedrooms, 3 parking spaces are required. It is demonstrated from the plans that the proposed hardstanding to provide additional for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards. The highway officer has raised no objections subject to conditions ensuring that parking provisions are unobstructed at all times and the drive to the rear of the site has been surfaced prior to first occupation.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

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 :

Case Officer: Lisa Li

Recommendation Date: 06/08/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council