

DELEGATED DECISION REPORT

SMD/2021/0368
Valid 22/06/2021

15 CONWAY ROAD
KNYPERSLEY

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity

DESCRIPTION OF SITE

An existing modern 20th century detached bungalow, in an estate of similar properties, surrounded by other adjacent bungalows.

PROPOSAL

A single storey brick extension to the rear of the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14; Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 05/08/2021

Neighbour consultation period ends: 15/07/2021

Press Advert: N/

Public Comments

N/A

Town / Parish Comments

Biddulph Town Council – recommend approval, noting that it does not appear to affect any neighbours and other nearby properties appear to have extensions.

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for drainage condition. Add informative to advise of potential for public sewer within the site.

OFFICER COMMENTS

Principle of Development

Within the town development boundary therefore acceptable in principle subject to all other material matters. As a rear extension the proposal has the potential to be undertaken as permitted development with the rear projection not exceeding 4m. However, the extension will be greater than 4m in height at the highest point, therefore, this proposal could not be undertaken as Permitted Development.

Design

The proposal is to use brick and roof tiles to match those of the existing dwelling. The hipped roof will mirror that of the existing dwelling and will be subordinate to the original dwelling. The form and massing of the building will not dominate the existing building.

Amenity

The extension would not be over bearing to neighbouring properties and the proposal is comparable in its impact of those with Permitted Development without raising any additional concerns. There are no windows that will be facing the neighbours conservatory which has obscure glazing with no clear view through the glass, the neighbours property is North facing and prevailing light will still reach the conservatory on the open West side.

Highway Safety

There would be no changes to the numbers of bedrooms and no reduction or impact on existing available parking.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Arne Swithenbank

Recommendation Date: 17/08/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council