

DELEGATED DECISION REPORT

SMD/2021/0486
Valid 23/07/2021

49 CRAIGSIDE
BIDDULPH

EXTENSION TO THE SIDE OF
THE PROPERTY TO PROVIDE
GROUND FLOOR BEDROOM
FOR A DISABLED PERSON

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits on a corner plot along a Craigsides within the residential area of Biddulph. The site comprises of an end-terraced property with a driveway that can accommodate at least 2 cars onsite; this is divided by a border fence. The property is made up of render, brick with brown tiles.

To the rear, the small garden amenity backs onto the garden of No. 5 Merthyr Grove.

PROPOSAL

Planning permission is sought for a single storey side extension for the purpose of providing facilities designed for a disabled person who is residing at the property. The extension will feature a lean-to roof and will have a width of 3.3m, length of 3.8m and height of 4.1m at ridge height.

The extension will use materials that match the existing.

RELEVANT INFORMATION

Amended plans were negotiated, and submitted by the Agent, due to the roof design in the original proposal. The amended proposal seeks a change from flat roof to a lean-to roof together with a change of the front window from two to three panel, matching with the existing fenestrations. The re-amended plan is the final plan which is to be assessed.

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 relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 27/08/21

Neighbour consultation period ends: 16/08/21

Press Advert: N/A

Public Comments

Neighbour comments	None received
--------------------	---------------

Town Comments	None received
---------------	---------------

Severn Trent waters	No comment
---------------------	------------

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 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.

With regards to the impact on the character and appearance of the area, the single storey side extension would be visible from the street-scene.

Side extensions on corner plots where the host dwelling sits at 45 degrees across the corner can be problematic in street scene terms. However, this proposal is single storey and does not stretch the full depth of the house. Also, given the size of

the plot, the front corner of the extension falls roughly in line with the building line formed by no 47. It is considered that the revised scheme will not appear prominent within the immediate neighbours as the extension is of a modest in scale that will be subservient to the host dwelling. The scheme is deemed visually acceptable.

In terms of the fenestrations and materials used, they will match the existing which will tie in well with the existing dwelling and immediate neighbours. The scheme has also been improved in design terms through the addition of a pitched roof. It is therefore now in keeping with the host dwelling.

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.

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 neighbours as the new windows look into the public street-scene and at an oblique angle from any habitable windows.

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.

The property benefits from off highway parking. The submitted plans show the proposal will not increase the number of bedrooms. While it is recognised that the ground floor bedroom will reduce the current parking space as a result of the additional floorspace created, there is still ample parking for 2 cars off road to meet the Staffordshire Moorlands Parking Standards (2.5 by 4.8m per parking space). 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 : Approval

Case Officer: Lisa Li

Recommendation Date: 7/09/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council