

DELEGATED DECISION REPORT

SMD/2021/0526
Valid 10/08/2021

93B PARK LANE
KNYPERSLEY

**DEMOLITION OF EXISTING
GARAGE AND
CONSTRUCTION OF 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 within a row of similar detached and semi-detached houses along Park Lane in Knypersley.

The property itself is an infill detached dwelling that was previously associated with the garden area of 93 Park Lane. The application site includes a modest garden and a detached garage to the side.

PROPOSAL

Planning permission is sought for a two storey side extension and single storey rear extension. The two storey will replace the detached garage and incorporate this into the dwelling. The single storey will extend out 3m from the original wall to create a sitting area and enlarged kitchen/ dining room.

The side extension will feature a gable roof as per the main dwelling and 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/2012/0815	Residential development for one detached dwelling on land adjacent to 93 Park Lane	06/11/2012 approved
SMD/2013/0624	erection of detached dwelling and single garage at land adjacent to 93 Park Lane, Knypersley, ST8 7BG	25/09/2013 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 1/09/21

Neighbour consultation period ends: 21/09/21

Press Advert: N/A

Public Comments

Neighbour comments	No representative received
Biddulph Town Council	No objection subject to any valid neighbour planning concerns
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policies SS2 and SS6. Extensions to dwellinghouses in towns is considered acceptable in principle as they accord with both local and national planning policy.

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.

The two storey side extension will be visible from the public street-scene and extend the width of the original by 3m and 8m along the length of the dwelling. The addition is considered to be of a good design and of proportionate scale to the dwelling to not appear overbearing. It is also set down from the original roof ridge and set back from the front wall to ensure it sits subservient to the existing dwelling. The applicant intends to match those of the existing house which is considered visually acceptable.

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 development would not result in any harmful neighbour amenity impact. No adverse overlooking would occur as a result of the development as there are no side facing windows and the extensions will not breach on the 45 degree guideline when assessing loss of light. In terms of material planning considerations, it is considered that the development would have no adverse neighbour amenity impact.

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 i.e. paved front driveway and garage. The submitted plans show 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 and on site that the current parking arrangements can accommodate parking for 2 vehicles and also the integral garage within the curtilage of the property. Therefore meets with Staffordshire Moorlands Parking Standards.

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 : Approve

Case Officer: Lisa Li

Recommendation Date: 28/09/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council