

DELEGATED DECISION REPORT

SMD/2021/0541
Valid 16/08/2021

3 NURSERY DRIVE
BIDDULPH

REAR AND SIDE SINGLE
STOREY EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Biddulph and lies to the north-west of the town centre. It comprises a modern 1960s style semi-detached bungalow on a cul-de-sac development of similar dwellings. The cul-de-sac road lies to the north and there are other bungalows either side to the west and east and also dwellings the rear of the site to the south.

PROPOSAL

This is a householder planning application for a revised scheme of single-storey rear and side extensions following planning permission granted earlier this year. The approved scheme comprised the following:

- Single-storey rear extension with pitched roof and rear facing gable. This would adjoin onto the side wall of a detached garage in the rear garden next to the side boundary.
- Single-storey flat-roofed side extension to create a small enclosed porch in front of the current entrance door (which is to the side of the bungalow and not the front) which also includes a flat-roof overhanging canopy up to the side boundary.

The plans have been changed and include the removal of the detached garage which was to link with the rear extension. This would lead to the widening of the rear extension beyond the side wall of the bungalow but there are no changes to the projection or the rear gable form of the previous scheme although the roof ridge would be slightly higher. The flat-roofed side porch with flat roof canopy projection up to the side boundary would be replaced by a smaller side porch with more traditional gable canopy roof. The side roof slope of the rear extension would extend down the side to link up with the porch roof and also create an overhang over the bin store area next to the porch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0219: Previous scheme of extensions. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 6.9.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No adverse comments.

Local Highways Authority

No objection.

OFFICER COMMENTS

The rear extension despite the increase in scale and ridge height would still harmonise with the design and appearance of the dwelling. The porch is an improvement on the one approved in that the pitched roof form harmonises with the pitched roof form of the bungalow and would appear less intrusive in the street due to the removal of the projecting flat roof canopy.

With regard to residential amenity, the removal of the garage and enlargement of the rear extension does not introduce any light provision or privacy problems. A Significant gap is still maintained to the side boundary and there are no new proposed side windows facing the neighbouring property. Light to this property would have already been affected by the presence of the garage. In fact the removal of the garage may improve neighbour amenity from a light point of view. A condition is required to ensure that an appropriate boundary treatment is put in place to prevent any overlooking of the neighbouring garden as a result of the removal of the garage from either the garden or the existing kitchen window.

Although the use of the garage would be lost, there exists at least two off-road parking spaces on the existing driveway in front of the proposed porch which is sufficient for the parking needs of a 2-bed property.

CONCLUSION / PLANNING BALANCE

The proposed extensions would not harm the visual or residential amenities of the area and would therefore comply with the Local Plan as well as the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 8.10.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council