

DELEGATED DECISION REPORT

SMD/2021/0519
Valid 06/08/2021

9 BEECH CLOSE
BIDDULPH MOOR

**PROPOSED SINGLE STOREY
SIDE EXTENSION TO
EXISTING DWELLING TO
INCREASE EXISTING ROOM
SIZES. EXTENSION TO
EXISTING DETACHED
GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached bungalow set with a large plot, located on the corner of Beech Close and New Street. The bungalow is gable-on to Beech Close and extends almost to the rear boundary of the plot. A single storey flat roofed garage extension is attached to the western side of the bungalow that projects beyond its rear elevation, whilst a detached garage is located within the northwestern rear corner of the plot. The bungalow has also been extended with a single storey extension to the side (southeast). The dwellinghouse has two vehicle accesses; one from Beech Close that provides access to a large driveway and the two garages, and one from New Street, to the rear of the bungalow that provides access to a driveway.

The application site is located on a residential street, is surrounded by residential properties and is located within the Development Boundary of Biddulph Moor.

PROPOSAL

Full planning permission is sought for a single storey side extension to the existing dwellinghouse, a single storey extension to the rear of the existing detached garage and a canopy to link the existing attached garage to the existing detached garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0157 Extensions to kitchen, porch and canopy
Approved

SMD/1986/0342 Erection of garage
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17/09/2021
Neighbour consultation period ends: 27/08/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council recommended approval subject to valid neighbour concerns and consultation with Severn Trent.

SCC Highways: No objection.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development

plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Biddulph Moor; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in villages are considered acceptable in principle as they accord with both local and national planning policy.

Design

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.

Paragraph 130 of the NPPF (2021) 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.

The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Single Storey Side Extension

The bungalow has been previously extended to the southeastern side with a single storey kitchen/utility extension that is positioned towards the front of the dwellinghouse. This extension is constructed of materials to match and has a part flat roof and a part pitched roof with the gable facing southeast towards New Street.

It is proposed to infill the area behind the existing extension with an extension of the same width, that will occupy the remainder of the bungalow's side elevation. The extension has been designed to incorporate two roof pitches with associated valleys, with the gables also facing towards New Street. The extension will be constructed of materials to match the existing dwellinghouse, it will have the same eaves height and

both gables will have a ridge height that is significantly lower than the ridge of the original bungalow.

The proposed extension will be small in scale and subordinate to the existing bungalow. It has been designed to reflect the scale and design of the existing extension. The proposed extension is therefore considered to not have a detrimental effect on the character or appearance of the existing bungalow,

To the east of the bungalow is a raised garden with a wall forming the boundary treatment to New Street. The proposed extension, given its scale and siting relative to the adjacent roads, will be largely screened by the existing boundary treatment. The proposed extension will therefore not adversely affect the character or appearance of the street scene.

Extension to Garage

Attached to the northwestern side elevation of the bungalow is a single storey flat roofed garage. A gap of approximately 2.6 metres separates the existing attached garage from an existing detached garage that is sited in the rear northwestern corner of the plot. The detached garage is constructed of brick with a pitched roof and has been extended to the rear with a single storey flat roofed extension. The land to the rear of the garage is at a higher ground level and there is a retaining wall with a small raised patio beyond that leads to the shared boundary fence/wall.

It is proposed to demolish the existing single storey flat roofed extension to the rear of the detached garage, relocate the existing retaining wall closer to the rear boundary and construct a single storey extension to the rear of the garage. The extension will occupy the full width of the garage and will project 4.8 metres from the rear wall of the original garage. The proposed extension will be constructed of materials to match the existing garage, it will have a pitched roof, with the eaves and ridge height the same as the existing pitched roof. The area between the existing attached garage and the existing detached garage will be connected with a flat roofed canopy.

The proposed extension to the rear of the garage will result in the demolition of a flat roofed extension and its replacement with a pitched roof structure that is more in keeping with the existing building. It will utilise materials to match and it will not be highly visible from public vantage points due to its siting in the far northwestern corner of the plot and to the rear of the existing garage. The proposed canopy will reflect the flat roof of the adjoining attached garage and due to its low height, lightweight design and siting to the rear of the plot between two existing structures, it will not be highly visible from the street scene.

Conclusion

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Single Storey Side Extension

The proposed single storey side extension will be sited approximately 30 metres from the dwellinghouses located on the opposite side of New Street, exceeding the separation distance specified in the Space About Dwellings SPG. The proposed extension will therefore not adversely affect the amenity of this property.

To the rear of the existing bungalow is No. 8 Hazel Grove. No. 8 comprises a detached bungalow and was built on a higher ground level than the bungalow at the application site. A retaining wall with a 2 metre high closed boarded fence on top forms the boundary treatment between the two properties. No windows are proposed within the rear elevation of the proposed extension that will face towards No. 8. The proposed extension will be sited 15.5 metres from a window in the rear elevation of No. 8, exceeding the separation distance outlined within the Space About Dwellings SPG. The proposed extension will therefore not adversely affect the amenity of this property.

Garage Extension

To the west of the application site is No. 3 Beech Close. It would appear that originally two further detached bungalows were proposed to infill the space between No. 3 and the application site (No. 9). Instead, both properties occupy a double plot, each with a large side garden. The proposed extension to the rear of the garage will be positioned adjacent to the southeastern rear corner of No. 3's substantial side/rear garden and no windows will be positioned in the side elevation facing No. 3. The proposed garage extension will comply with the 45-degree guideline in respect of No. 3 and therefore it is not considered that it will adversely affect the amenity of this property.

To the rear of the existing detached garage is No. 6 Hazel Grove that comprises a detached two-storey dwellinghouse that has been built on a higher ground level than the existing garage. No. 6 Hazel Grove has a detached garage with a flat roof located in the rear corner of their garden, with the rear wall of the garage forming part of the boundary treatment between the two properties. A closed boarded fence of 2 metres in height forms the remainder of the boundary treatment and an oil heating storage tank is positioned adjacent to both No.6's garage and the shared boundary. Due to the difference in ground levels, the eaves height of the proposed garage extension will be lower than the existing boundary fence, with the pitched roof only visible above. The ground floor rear windows of No. 6 are already obscured by the boundary fence and oil tank, whilst the first floor window will look out over the top of the proposed garage roof. Therefore, the proposed rear garage extension will not adversely affect the amenity of No. 6 Hazel Grove.

The canopy linking the attached garage to the detached garage is of a height and scale so as not to adversely affect neighbouring amenity.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in respect of neighbouring amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The Highway Engineer assessed the application and made the following comments:

'The 3-bedroom property benefits from a driveway to the front elevation and garages/outbuilding to the side/rear elevation. The proposal is to construct a single storey extension to the existing garage and an extension to the side elevation of the property to increase the size of bedroom 1, bedroom 3 and the family bathroom. The proposed extensions are considered not to have a detrimental impact on the current parking arrangement, and it was noted at the site visit there is sufficient parking within the curtilage of the site for a property of this size. I have no objection.'

It is therefore not considered to have a detrimental effect on highway safety. The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 14/10/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council