

DELEGATED DECISION REPORT

SMD/2021/0497
Valid 29/07/2021

50 CONWAY ROAD
KNYPERSLEY

**DEMOLITION OF EXISTING
CONSERVATORY AND
CONSTRUCTION OF NEW
SINGLE STOREY REAR
EXTENSION, INSERTION OF
NEW SIDE FACING WINDOWS
TO EXISTING BEDROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a detached bungalow constructed of brick with a tiled hipped roof. The bungalow is set back from the road by a small garden and is positioned over to the western side of the plot, with a driveway located along the eastern side of the plot that leads to a detached garage located in the rear garden. The bungalow has been extended to the rear with a conservatory.

The application site is located on a residential street made up of detached bungalows of differing designs within the Development Boundary of Biddulph.

PROPOSAL

Full planning permission is sought for the demolition of the existing conservatory and the erection of a single storey rear extension.

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
- SS6 Biddulph Area Strategy
- DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/08/2021

Neighbour consultation period ends: 19/08/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council recommend approval subject to valid neighbour concerns.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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; a 'town' as identified by Local Plan policies SS2 and SS6. Extensions to dwellinghouses in towns 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.

It is proposed to demolish the existing conservatory located to the rear of the bungalow and erect a replacement single storey rear extension. The proposed extension will occupy the full width of the existing bungalow and will project 4.7 metres into the rear garden. The extension will have a hipped roof to match the existing dwellinghouse with the same eaves and ridge height, whilst a feature glazed gable will be located across part of the rear elevation.

The proposed extension will be constructed of brick and tile to match the existing bungalow and its scale and design will complement the existing bungalow. A door is proposed within the eastern side elevation of the proposed extension whilst no openings will be located in its western side elevation. The proposed extension will not affect the existing detached garage located in the rear garden, nor will it affect the existing driveway. The extension will be located to the rear of the dwellinghouse. Given its scale, siting and the proximity of the adjacent neighbouring properties, it is not considered that it will be highly visible from the street scene. 2no. windows are proposed within the western side elevation of the original bungalow, however these could be inserted without requiring planning permission.

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) in terms of design.

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.

To either side of the application site is a detached bungalow; both of which extend beyond the rear elevation of the bungalow at the application site. The proposed extension will comply with the 45-degree line in respect of both these properties and therefore it will not have an overbearing effect or result in a loss of light to those windows in the neighbouring property's rear elevations.

The bungalow to the east of the application site (No. 52 Conway Road) has a window located in the side that faces towards the application site. However, this window directly faces the side elevation of the original bungalow, rather than the proposed extension and the proposed extension will not extend any closer to this window. The proposed extension is therefore not considered to adversely affect the amenity of this window.

The bungalow to the west of the application site (No. 48 Conway Road) has 2no. windows within its side elevation that face towards the application site. However, one of these windows is obscure glazed, whilst the other is a secondary window to a kitchen. Both these windows also directly face the original bungalow (which is in close proximity) and therefore they will not directly face the proposed extension. The proposed extension is therefore not considered to adversely affect the amenity of these windows.

2no. windows are proposed to be inserted within the western side elevation of the original bungalow that will face towards No. 48 Conway Road. These windows can be undertaken as permitted development and therefore no objection is raised to their insertion on amenity grounds.

The property to the rear of the application site, No. 3 Denbigh Close, comprises a detached dormer bungalow. No. 3 is angled within its plot and therefore the windows within the rear elevation of the proposed extension will not directly face the windows within No. 3. In addition, a separation distance of approximately 21 metres will be maintained, complying with the Space About Dwellings SPG and the existing rear boundary treatment will obscure a large proportion of the ground floor windows. The proposed single storey rear extension is therefore not considered to detrimentally affect the amenity of this property.

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

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 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council