

DELEGATED DECISION REPORT

SMD/2021/0562
Valid 24/08/2021

32 RUDYARD ROAD
BIDDULPH MOOR

**DEMOLITION OF EXISTING
PORCH AND ERECTION OF A
TWO STOREY SIDE
EXTENSION. THE ERECTION
OF A SINGLE STOREY REAR
EXTENSION. ERECTION OF A
BAY WINDOW TO GROUND
FLOOR LIVING (FRONT)**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application sits within a row of detached dwellings along a predominately residential area in the 'larger village' of Biddulph Moor. It is a two storey rendered- to the front property that has previously extended to the rear via a single storey extension. Access to the property is via a small side porch.

To the rear of the site, there is a generous sized garden on the account of the plot shape that widens towards the rear. To the side, there is a long driveway that can accommodate 2 cars behind each other. The soft landscaped frontage and border hedging are characteristic of the street.

PROPOSAL

Planning permission is sought for a single storey front bay window, a two storey side and a part two storey part single storey rear extension to create an additional bedroom on the first floor. The bay window will be largely glazed and provide additional space in the living room. The extension to the side will feature a small porch to the utility/ access to the house and a gable roof that will be set back in line with the porch that will be replaced. To the rear, the addition would have bi-fold doors and a roof light to the garden.

The extension will use materials that match the existing. The applicant has amended the original proposed plans to include materials.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)
SS1 Development Principles

SS8 Larger Village Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1980/0849	Extension to dining room and kitchen	Approved 25/06/80
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CONSULTATIONS

Publicity

Site Notice expiry date: 21/09/21
Neighbour consultation period ends: 15/09/21
Press Advert: N/A

Public Comments

Neighbour comments	One neighbour representative received • Objection; loss of light to the hallway and kitchen • No issue to the bay window and also the single storey extension provided the fencing is removed.
Biddulph Town Council	No objection
Staffordshire County Council Highways	No objection following parking plan
Severn Trent waters	No comment

OFFICER COMMENTS

Principle of Development

The site is within Biddulph Moor where the Local Plan larger village area strategy SS8 applies. The strategy SS8 generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity, and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

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 front bay window is a modest addition that is in keeping with the modifications to the dwelling. The glazing used will enhance the appearance to the front.

The two storey side extension will replace the modest porch. The extension will extend more than double the width of the porch by 2.8m and extend out 5.8m. The extension will sit in proportion to the main dwelling when viewed from the front as the extension is set down and set back 3.4m from the principal elevation. It is also considered that the design and addition of a two storey side extension would not appear overly stark as it is the last house of its type along Rudyard road therefore, the position of the house lends itself well to its change of appearance and bulk.

In terms of the rear extension, this will sit comfortably to the spacious garden it currently has to offer. While the extension will add considerable bulk, the rear addition would not be at odds with the overall design of the dwelling and does not raise any conflict with the principles of 'good design' enshrined within the Council's design guide DPD or Policy DC1 of the Local Plan.

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 main neighbouring property that this proposal would impact upon is the neighbouring property at No.30 and 34 Rudyard Road.

The side extension will face No.30 Rudyard Road, a bungalow that sits on a higher gradient than the applicant's property. It is recognised that while the extension will be bulkier and higher than the porch that will be replaced, the neighbour will not be adversely impacted by the side extension as there are no overlooking windows and sits on a lower gradient that if any windows, direct views will be of the integral garage and door serving the hallway to the property. There are secondary windows and a door in the side of no. 30 facing the site but due to the retained separation and the fact that the properties are angled away from each other any overshadowing impact will be minimal.

The two storey element will extend the full length of the single storey rear extension that will be replaced. The length of the two storey will be 3.9m from the first floor rear elevation. A neighbour has raised concerns that the two storey side extension will block the light from their kitchen and hallway which currently has limited daylight. When considering the harm to the neighbour at No.34, it should be noted that the kitchen and hallway windows are located to the side which due to the position, already has limited daylight, in particular the hallway, as it has obscure glaze on the first floor. Both are not principal rooms. Given that there is already limited light into both rooms, the effect of the two storey addition to these non-principal rooms will pose further loss of light into the rooms but as not significantly adverse to warrant a refusal on these grounds.

When considering the neighbour's first floor bedroom to the rear, it was noted that the two storey will not project significantly beyond the neighbour's first floor rear elevation. The single storey rear extension on the other hand would extend a modest 3m from the wall of the existing single storey and project beyond the neighbours' rear building line by approx. 2m. It was considered that both extensions would not breach the 45 degree guideline from the mid-point of the habitable window and therefore, there would be satisfactory daylight to this bedroom and also the neighbour's ground floor living room which is screened by a 2m high border fence.

With all of these considerations, the proposed addition would not adversely affect the amenity enjoyed by existing neighbours and there would be no conflict with policy DC1 in these regards.

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 road parking (driveway to the side and double garage to the rear). The garage to the rear will be inaccessible for vehicle storage following the proposed side extension. The submitted parking plan provided by the agent show the proposal will accommodate three cars for the increased property of 4 bedrooms to the front. From this, it is demonstrated from the plan and that the hardstanding to the front can accommodate parking for 3 vehicles within the curtilage of the property. A condition will be added to any decision ensuring that the hardstanding to the front has been applied prior to first occupation of the proposed development to ensure it meets parking standards.

County Highways have raised no objection following additional information. This 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 : **Approval**

Case Officer: Lisa Li

Recommendation Date: 27/09/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council