

DELEGATED DECISION REPORT

SMD/2021/0592
Valid 09/09/2021

13 CONWAY ROAD
KNYPERSLEY

PROPOSED SINGLE STOREY
REAR EXTENSION AND
ALTERATIONS

(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 constructed of brick with a tiled hipped roof. The bungalow has been extended to the rear with a conservatory, and a single storey detached garage is located in the rear garden. The bungalow is set back from the highway by a small front garden, whilst a driveway is located to the western side of the dwellinghouse.

The application site is located on a residential street within the Development Boundary of Biddulph. The street comprises detached bungalows on the northern side and two-storey dwellinghouses on the southern side.

PROPOSAL

Full planning permission is sought for the demolition of the existing conservatory and the construction 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
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 09/11/2021

Neighbour consultation period ends: 01/10/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 to the rear of the dwellinghouse and erect a single storey rear extension. The extension will occupy almost the whole of the rear elevation, with a small step-in from the western elevation in order to ensure that the existing garage can be retained and access can still be gained to the rear garden. The extension will project 4.5 metres into the rear garden and will have a double pitched roof with a valley in the middle. The eaves of the extension will be the same height as the existing bungalow, whilst the ridges will be substantially lower. The roofs will follow the same pitch as the existing roof. The proposed extension will be constructed of materials to match the existing dwellinghouse.

The proposed extension will have a set of patio doors with floor-to-ceiling windows to either side and a set of bi-fold doors in the rear elevation. A window will be positioned in the western side elevation and a new window will be inserted within the eastern side elevation of the original bungalow. Due to the sloping nature of the rear garden, a raised deck of circa 600mm high will be erected to the rear of the proposed extension that will extend two metres into the rear garden.

The proposed extension has been designed to reflect the existing character and materials of the bungalow. It will appear subordinate to the existing bungalow due to its scale and overall height when compared to the original bungalow. It will not be highly visible from the street scene due to its siting to the rear of the dwellinghouse and therefore it will not adversely affect the character or appearance of the street scene.

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.

The bungalow to the west of the application site (No. 11 Conway Road) has been extended to the rear with a single storey extension. The proposed extension will therefore comply with the 45-degree guideline in respect of this property. The window on the western side elevation of the proposed extension will directly face the blank side elevation of No. 11's rear extension, resulting in no privacy issues. The proposed extension will therefore not adversely affect the amenity of this property.

The bungalow to the east of the application site (No. 15 Conway Road) is currently being extended with a single storey rear/side extension that was approved in August 2021 (SMD/2021/0368). The neighbouring property's extension will project to the same depth as the conservatory at the application site, with this extension projecting an additional 1.5 metres. The proposed extension will comply with the 45-degree guideline when assessed against the neighbour's extension that is under construction and no windows will be positioned in the eastern side elevation of the proposed extension. The proposed extension will therefore not adversely affect the amenity of this property.

A raised deck of approximately 600mm in height is proposed to be erected to the rear of the proposed extension, due to the sloping nature of the rear garden. A large conifer hedge forms the boundary treatment between the application site and No. 15 Conway Road that is over two metres in height. Due to the minimal height of the proposed decking and the height of the existing boundary treatment, it is not considered that the proposed deck will adversely affect the privacy of No. 15. The proposed decking will be sited alongside the existing garage to be retained and therefore it will not adversely affect the amenity of No. 11 Conway Road.

An additional ground floor window is proposed within the eastern side elevation of the original bungalow to serve a dining room. No. 15 Conway Road has 3no. windows within its western side elevation however, these either serve non-habitable rooms or are secondary windows. The drawings indicate that the proposed window will be obscure glazed and top opening. Planning permission is not required for the insertion of this window, even if it was clear glazed, and given the windows in the side elevation of No. 15 are secondary or serve non-habitable rooms, it will not adversely affect the amenity of the neighbouring property. A condition requiring the window to be obscure glazed is therefore not expedient.

The dwellinghouses to the rear of the application site are angled within their plots and therefore the openings in the rear elevation of the proposed extension will not directly face the rear elevations of these properties. A gap of approximately 27 metres will be maintained, exceeding the distance outlined in the Space About Dwellings SPG. The proposed extension will therefore not adversely affect the amenity of these properties.

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 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 existing bungalow comprises a one bedroom dwellinghouse. It is proposed to increase the number of bedrooms to two. This will not result in the need to increase the level of off-street parking at the property as the Council's Parking Standards indicate that 2no. parking spaces are required for properties with up to 3 bedrooms.

The bungalow has an existing driveway that leads to a detached garage located in the rear garden. The existing driveway can accommodate up to three vehicles and will not be affected by the proposed development. It is therefore not considered that the proposed development will 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: 10/11/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council