

DELEGATED DECISION REPORT

SMD/2021/0645
Valid 07/10/2021

27 WOODHOUSE LANE
BIDDULPH

**ROOF ALTERATIONS TO
PROVIDE ROOMS AT FIRST
FLOOR LEVEL.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the residential area

DESCRIPTION OF SITE

An inter war detached bungalow with a pyramid style hipped roof. The dwelling is in a well established residential suburb of relatively dense street side development within the Biddulph settlement area. The dwellings in the row are of similar age and type, with hipped roofs, use of render with brick, bay windows and tall brick chimney stacks – all typical of the age and character.

The bungalow is well spaced on a corner plot where Smithy Lane forms a junction with Woodhouse Lane. It sits on a raised retained level, with dug out driveway parking below at pavement level. The dwelling is at the end of a row, adjacent to a bungalow, of similar size and character, to the north west and a dense row of semi-detached properties beyond and adjacent to that. On the other side of the Smithy Lane junction to the south east a further row of two storey semi-detached inter war dwellings begin along Woodhouse Lane.

PROPOSAL

To replace the bungalow's hipped pyramid roof, with a full pitched gable roof with a greater height and volume to provide for habitable dormer space within the roof volume. The replacement roof planes would include multiple roof lights. The grand brick chimney stack would be removed and replaced with a smaller brick chimney close to the new roof ridge. Render would be used in the roof apex above the brick in each gable side elevation.

The development would provide for two new bedrooms (3 and 4) and a bathroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 1st Dec 2021

Neighbour consultation period ends: 1st Dec 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

OFFICER COMMENTS

Principle of Development

The site is within the town settlement of Biddulph, one of the three market towns identified in the Local Plan. Here Local Plan strategy policy SS6 applies. Generally, as part of a strategy to meet housing needs, SS6 supports well designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Design and Impact on the character and appearance of the residential area

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help".

The dwellings within this locality all have hipped roofs and grand brick chimney stacks, a full pitch, gabled roof would introduce an entirely different dwelling type at odds with that of the original and the locality. The applicant's altered and enlarged bungalow would appear unusual in this context. The development would also create an excessive roof height and mass that would be disproportionately 'top heavy' above the single storey brick elevation below. It would stand unusually proud and dominant, exacerbated by the stepped up plot height, above the adjacent neighbour's bungalow.

The proposal does not represent good design that is respectful of the character and appearance of the original dwelling or that of the locally distinct area. The development would be harmful to the character and appearance of the original dwelling and that of the area. It would be contrary to Local Plan policy SS6 and DC1 and the SMDC design guide in those respects.

CONCLUSION / PLANNING BALANCE

The proposal does not represent good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that is at odds with the original character of the dwelling and that of the neighbours and create disproportionate roof mass and height that would stand proud of, overly prominent within the street scene, and dominate the adjacent bungalow. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 2nd December 2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council