

DELEGATED DECISION REPORT

SMD/2021/0597
Valid 13/09/2021

35 OXHEY DRIVE
BIDDULPH

**PROPOSED FIRST FLOOR
EXTENSION, SINGLE STOREY
REAR EXTENSION AND NEW
ROOF OVER EXSTIGN
EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits in front of a T junction along Ox-hey Drive, opposite Ox-Hey Crescent. The property itself is a rendered semi-detached property that has previously extended via a single storey side/ rear extension and a small single storey rear extension that serves a kitchen. To the front of the property, there is a driveway for 2 cars.

The noticeable features to the main frontage includes a front hipped porch which partly runs along the principle elevation and wraps around the side.

PROPOSAL

Planning permission is sought for a two storey side extension above the single storey side extension and single storey rear extension and a new roof over the existing extension. The two storey will accommodate an bedroom with en-suite. It will feature a hipped roof as per the original dwelling and feature a front and rear window on the first floor. The extension will have the same footprint as the single storey side extension below (2.5m wide by 7.5m lengthways) and have an eaves height of 4.8m and ridge height of 7.7m.

The single storey rear extension will connect from the proposed two storey element and extend out 1.8m from the original rear elevation. It will feature a lean-to extension and will accommodate the extended dining/ sitting area, with a new pitch roof over the existing flat roof extension.

The extension will be rendered as per the existing dwelling and use matching roof materials.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS6 – Biddulph Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1986/0215	Extension to form dining room / store	07/05/1986 approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 13/10/21
Neighbour consultation period ends: 06/10/21

Public Comments

Neighbour comments No neighbour representative received

Town / Parish Comments None

Staffordshire County Council Highways None

OFFICER COMMENTS

Principle of Development

Polices SS2 and SS6 seek to focus future growth within the settlement boundary for Biddulph and to strengthen its role as a service centre.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

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.

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.

The two storey extension side extension will be seen from the public street-scene as it fronts the main highway. It is considered that the addition above the single storey side extension will respect the form, dimensions and scale of the original dwelling as it will utilise the existing footprint that the site currently offers but sitting above the existing side extension in a sympathetic way. It is also recognised that it will have a lower ridge height as the host dwelling and set back from the principle elevation to remain subservient. The walls would be finished with a matching white render so that it will blend in well with the rendered appearance of the dwelling. Similarly, the matching tiles can also be easily matched for the extension to ensure it appears to blend in with existing dwelling.

In terms of the single storey rear extension and new roof, this will not be seen from the public street-scene. It is a modest scale 1.8m length extension that serves as additional space to the dinning room. It is considered to be a functional addition that ties in well with overall dwelling.

From this, careful considerations have been made to be in keeping with the overall street-scene. This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) 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 extension will be positioned above the single storey side extension serving the playroom and dining room. No side windows have been proposed.

When considering the potential impact of the first floor addition, it is worth noting that there are no side windows to face the immediate neighbour at No.1 St Moritz Grove which is a relatively new property that is part of a small cul-de-sac that branches off Ox-hey Drive. Given the position of the extension and no side windows, it is considered that there will be no harm to the overall living conditions of the immediate neighbour as the new windows either looks into the public street-scene or trees to the rear. There is one velux window proposed to the proposed hipped roof however, this looks upwards and therefore would not cause any overlooking. A new high level side facing window is proposed to the ground floor elevation, however this could be undertaken without the need for planning permission. In any event this window is high level and will therefore protect the neighbour from any overlooking.

There would be not impact on the amenity of the adjoining semi by the proposed rear extension as it would be positioned 3.8m from the common boundary, which is a sufficient distance ensure that it would not have an overbearing impact.

Taking the above into account, it is considered that the extension would not harm the residential amenities of the surrounding neighbours and 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 highway parking (driveway). The bedroom numbers remain the same following works. Therefore, the current parking arrangements can accommodate parking for the two vehicles within the curtilage of the property, which would meet the Council's parking guidance. 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 : Approve subject to condition

Case Officer: Lisa Li

Recommendation Date: 14/12/21

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council