

DELEGATED DECISION REPORT

SMD/2021/0652
Valid 18/10/2021

134 CONGLETON ROAD
BIDDULPH

PROPOSED SINGLE STOREY
REAR EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the residential area and the amenity of neighbours

DESCRIPTION OF SITE

An inter war semi-detached dwelling with a 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 – all typical of the age and character.

The applicant's dwelling already has a large two storey gabled addition and a glazed conservatory extending from the rear elevation of the original dwelling. The conservatory opens onto a small patio with a step up to a raised lawn level beyond that runs through to the close boarded boundary fence that encloses the rear garden.

The neighbouring dwelling on the other, non-adjoining side, is a hipped roof bungalow with what appears to be a gable addition extending from its rear elevation.

PROPOSAL

The proposal is to replace the conservatory with a brick built gabled sun room. The addition would be of similar size and proportions to the conservatory and be positioned within the existing patio space.

It would have bi fold doors to the side elevation and three slot windows to the rear.

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

79/07003/OLDDC Extension to form larger bedroom, hall and WC. Approved.

89/01023/OLD Extension to form dining room and porch. Approved.

02/00468/FUL first floor single storey extension (the conservatory). Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 22nd December 2021

Neighbour consultation period ends: 22nd December 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 development would be situated on the rear of the dwelling where it would be concealed from principal street scene and public vantage, consequently it would not have any apparent impact on the character and appearance of the locality. Moreover, the brick and tiled addition would replace an existing poorer quality Upvc glazed conservatory. The development would remain a subordinate addition within the patio space. In these respects the proposal represents 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 compliant with Local Plan policy SS6 and DC1 and the SMDC design guide in those respects.

Impact on Amenity

With the application for the existing conservatory, some conflict with a 45 degree sight line from an adjacent window at the neighbour's bungalow was noted and the addition

was reduced accordingly. While the proposed replacement would not significantly increase the size of the addition, the front corners would be squared out. However, since that time the neighbour's bungalow has had its own rear extension that has brought the nearest adjacent windows further out from the original elevation, where they would not be affected in any event.

The nearest window on the adjoining neighbour has a 45 degree sight line that is already breached by the corner of the two storey flanking addition, the proposed addition, like the existing conservatory, would not be visible beyond that.

The proposed addition would have a large bifold window on the side elevation facing the garden of the adjoining dwelling, this would be replacing the full glazed side elevation of a conservatory, so not provide any new aspect of outlook. In any event the close boarded boundary fences are tall and sit on stepped up ground levels, screening the gardens on each side.

To the rear the boundary enclosure is a tall close boarded fence on a raised stepped up garden level above the patio. The windows in the end gable facing the rear would be narrow slot windows that would not overlook the properties behind.

The development would not pose any unreasonable impact on the amenity of neighbours and there would be no conflict with policy DC1 of the Local Plan in these regards.

CONCLUSION / PLANNING BALANCE

The proposal represents good design that would be compliant with the design guide and policy DC1 of the Local Plan. The development would not be at odds with the original character of the dwelling and that of the neighbours and not adversely affect the amenity enjoyed by neighbours.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 22/12/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council