**DELEGATED DECISION REPORT**

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| **SMD/2021/0751**<br>**Valid 18/11/2021** | **45 PENNINE WAY**<br>**BIDDULPH** | **PROPOSED REAR EXTENSION, CREATION OF ROOMS WITHIN THE LOFT AND WIDENING OF EXISTING VEHICLE ACCESS**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

The impact on the character and appearance of the area
The impact on residential amenity.
The impact on highway safety

**DESCRIPTION OF SITE**

The site lies within the development boundary of Biddulph and on the eastern edge of the town on a modern housing estate. It comprises a 1960's-style detached bungalow which is one of a row of bungalows of the same design which face Pennine Way to the west and which have open fields within the Green Belt to the rear leading up a slope.

**PROPOSAL**

This is a householder planning application for a rear extension projecting 4.0 metres from the back wall and which would elongate the current form of the house, keeping the roof line and ridge level with the existing. The whole roof including that of the extension would accommodate new rooms at first floor level and a floor to ridge window would be inserted into a recessed front gable to provide light to a new front bedroom. A large and wide triangular floor to ridge window would be inserted into the new rear gable to light a "hobby room". Two small rooflights would be added to each of the existing roof slopes. The site plan also shows that the current driveway would be slightly widened at the access off the road and a parking area created to the front of the house. As the forms state the surfacing would be porous tarmac, it would appear no planning permission would be required for the works as Pennine Way is not a classified road.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Staffs Moorlands Local Plan (adopted September 2020)**

DC1 Design Considerations

**NPPF (Revised July 2021)**

Sections 12 (Design).

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 4/1/22.
Neighbour consultation period ends: 4/1/22.
Press Advert: N/A

**Public Comments**
None.

**Town / Parish Comments**

*There are concerns re. the increased floor area, but as there are similar extensions in the area, recommend approval subject to any neighbours valid planning concerns.*

**OFFICER COMMENTS**

The rear extension follows the narrow and deep form of the bungalow with front and rear gables. It is similar to a rear extension undertaken at the adjacent bungalow to the north which has the same design and would not be harmfully prominent from the road. The large triangular rear window does not harmonise with the bungalow but does not harm its conventional 1960s modern appearance and would not be harmfully visually intrusive when viewed from the footpath further to the south which leads uphill through fields towards the east. It would also not be prominent from neighbouring properties. Many of the other bungalows on this side of road have had loft conversions by utilising the existing roofspace and adding rooflights and windows in the front gable. The unconventional window to be placed in the front gable responds to its shape and recess and would not harm the appearance of the dwelling or the street scene. The rooflights would also not appear visually intrusive.

With regard to residential amenity, the rear extension would not encroach any further rearward beyond the similar rear extension to the property to the north and so would not harm the light provision to that property. It would also not break any of the 45 degree lines measured from rear windows of the dwelling to the south (helped by the gaps between dwellings on this row) and so would comply with the Council's Space About Dwellings standards and not result in any loss of light provision affecting neighbours.

There would be no proposed side windows on the extension which would overlook neighbouring properties and the large rear gable window, which appears to be recessed, would allow overlooking of only the rear parts of the rear gardens of the neighbouring properties and this would not lead to a harmful loss of privacy.

There are three available parking spaces on site on the long driveway, even aside from the proposed new parking area in the front garden. This accords with the Council's parking standards for dwellings with four or more bedrooms.

**CONCLUSION / PLANNING BALANCE**

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 13.1.22**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**