

DELEGATED DECISION REPORT

SMD/2021/0752
Valid 19/11/2021

94 LONG VALLEY ROAD
BIDDULPH

**THE PROPOSED WORKS
CONSISTS OF DEMOLISHING
THE EXISTING REAR GARDEN
GARAGE. TO THEN REPLACE
THIS WITH A MODERN
STYLED PITCHED ROOF
GARAGE TO GIVE ADEQUATE
STORAGE SPACE ALONG
WITH SOME WORKTOP
UNITS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

1970s development of bungalows laid out around a series of connected cul de sacs within the Gillow Heath suburb of the Biddulph Town settlement. The bungalows are largely red brick, gable fronted with sections of panel cladding. The applicant's bungalow is at the head of such a cul de sac, making the rear garden wide as the plots fan around the turning head. To the rear, built on the boundary is a small single width brick and concrete, flat roof, garage outbuilding, its brick side elevation is on the boundary forming part of the boundary feature. The adjacent bungalow to the west, that shares that boundary and is flanked by the existing garage, appears from the front to be the same dwelling type, however, it has been significantly extended to the rear with brick and tile and then a conservatory addition. The neighbour has their own double width sectional garage on the other side of the plot.

PROPOSAL

To remove the existing single width flat roof concrete garage and to replace it with a double width, block built and rendered garage building. The replacement garage would have a full pitched, relatively shallow, tiled roof with a ridge height of 3.6m and an eaves height of 2.4m. It would be stepped in from the boundary alongside a timber fence.

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

85/14401/OLDDC Rear Conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 31.12.2021

Neighbour consultation period ends: 31.12.2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Adverse Comments

Staffordshire County Council Highways

No Objection

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

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 to the rear of the dwelling where it would be largely 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 new outbuilding with a full pitched roof brick would be a better quality building replacing an existing poorer quality flat roof, concrete pebble dash building. The development would remain a subordinate addition within the garden area. 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.

Amenity

There has not been any objections from any of the adjacent neighbours. The replacement garage would flank the neighbour with the same depth of side elevation and eaves height, as that of the existing garage. The replacement would introduce some additional height and mass with the introduction of a full pitch roof. However, that additional height is kept to a minimum with a shallow pitch that keeps good design proportions without unduly increasing height and mass. Moreover, the building would be stepped in away from the boundary, inside a timber fence – an improvement on the existing situation. It is also of note that the neighbour's rear outlook is only bought closer to the flanking garage by reason of their own considerable extension. It is the neighbour's glazed conservatory that is closest to the garage, but the conservatory's side elevation is brick, screening and flanking the internal space from the boundary. There would be no unreasonable impact on the neighbour's amenity in these respects.

The rear elevation of the garage is, and would be, 3.4m from the garden's rear boundary. With this replacement there would be additional width of rear elevation to the rear of the dwellings behind. Those dwellings have conventional garden depths of 11m. The dwelling directly behind has its own conservatory extension and a detached shed built up to the rear boundary. Their principal outlook is already interrupted by their own shed and the close boarded fence. Overall the modest height increase from the shallow pitch and the additional 2m of width, would not have unreasonable impact on the outlook enjoyed by that neighbour.

Highway Safety

The building would replace an existing garage space, actually making it larger. The new development would not increase bedroom numbers or consume any existing parking space.

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: 13/01/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council