

DELEGATED DECISION REPORT

SMD/2021/0837
Valid 20/12/2021

2 CORNFIELD ROAD
BIDDULPH

**CONSTRUCTION OF SINGLE
STOREY REAR EXTENSION
TO REPLACE EXISTING
SINGLE STOREY
CONSERVATORY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Biddulph East ward. Additionally, the proposed site is within the Biddulph Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the West and South. No. 4 Cornfield Road is situated to the South of the site. The rear curtilage of the site adjoins the rear curtilages of No. 28 Swallow Walk and No. 30 Swallow Walk to the West. The Biddulph Town 41 public right of way is located to the North of the site. The Cornfield Road highway runs adjacent to the proposed site on the East.

It is noted that a number of properties within the estate have been extended and altered; however the established character of the original estate has been retained.

PROPOSAL

The proposed development consists of a single storey rear extension, which will replace an existing conservatory extension. The extension will have a maximum height of 3.5 metres and maximum eaves height of 2.7 metres measured externally from natural ground level. It will have a depth of 4 metres and a width of 4.4 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including render and Tudor boarding, concrete tiles and white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1988/1503 – At Euters Hall Farm, Biddulph – site for residential development. Approved.
SMD/2003/0072 – Conservatory. Refused.
SMD/2003/0513 – Conservatory. Approved.
HNT/2021/0026 – Larger home extension measuring 4.20m beyond the rear wall of the original dwelling, 3.90m maximum height and 2.30m to height of eaves. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/02/2022
Neighbour consultation period ends: 12/01/2022
Press Advert: N/A

Public Comments

A neighbour objection has been received from the neighbours at No. 4 Cornfield Road, stating their concern regarding the proposed extension reducing light amenity through their kitchen window. Also, they have demonstrated concern regarding the close positioning of the extension to the manhole in their curtilage.

Town / Parish Comments

Concern has been raised by Biddulph Town Council relating to loss of light through the neighbours' kitchen window. Also, the fact that the extension would exceed permitted development limitations.

Councillors agreed to raise no objections subject to compliance with the 45 degree rule and any neighbour valid concerns.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Biddulph. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS6, new development will be directed to the most sustainable locations. The site lies within the town of Biddulph, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The proposed development is a single storey rear extension to the dwellinghouse. The proposed extension would project beyond the rear elevation of the original dwellinghouse by 4.0 metres and have a width of approximately 4.4 metres. The maximum height would be approximately 3.5 metres and the maximum eaves height would be 2.7 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. Thus, as the proposed extension would be single storey and therefore have an eaves and maximum height lower than the parent building, as well as be subordinate to the host dwellinghouse, it would be considered appropriate development in accordance with the Council's Design SPD.

Initially, the materials used in the construction of the proposed extension would not have matched those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Another prominent feature of the street scene is the addition of render and Tudor boarding to the front and side elevations of the dwellings, adding a distinctive feature element to the dwellings. Composite timber cladding had initially been proposed for the construction of the external walls of the proposed extension.

The Staffordshire Moorlands Design Guide SPD states that extensions need to be designed and built in sympathy with the property which they serve, and that materials used in the construction of extensions should generally match those of the parent building. The surrounding street scene is comprised of traditionally built brick and tile dwellinghouses incorporating render and Tudor boarding features on the principal and side elevations. The proposed composite timber cladding would not be an appropriate material for the construction of the proposed rear extension, as it would completely differ from the brick, render and Tudor boarding used in the construction of the host dwelling. The Staffordshire Moorlands Design Guide SPD states that: "There is no tradition of external timber boarding in Staffordshire Moorlands.... Vertical boarding has been used more recently on large agricultural sheds as an alternative to metal sheeting but such buildings are regarded as exceptions, as the development is seen in the context of traditional buildings or open landscape." Additionally, the Design Guide SPD states that "new materials need to respect the building and its setting". It is felt that as the host dwelling is constructed from brick, render and Tudor boarding, timber cladding would visually be out of character. There is no tradition of timber being used in a suburban, domestic setting.

Revised details have since been submitted, altering the materials to Tudor boarding, render, concrete tiles and white uPVC to be used in the construction of the proposed

extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the distinctive character of the area which has been largely retained.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 4 Cornfield Road to the South. As the proposed extension is a rear extension and the curtilage of the site adjoins the rear curtilage of No. 28 and No. 30 Swallow Walk to the West, it becomes important to assess whether the amenity of these neighbours would be compromised too. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the side and the rear of the application site.

The previous application submitted at the site (HNT/2021/0026) was for a similar single storey rear extension. However, the previous proposed extension spanned across the entirety of the rear elevation of the dwelling, meaning that it would have an overbearing impact on the neighbour at No. 4 Cornfield Road. Additionally, the neighbours would have lost some light through their main kitchen window. The new proposed extension has been stepped back from the common boundary, thus alleviating the overbearing and overshadowing impact which would have occurred as a result of the previous proposed extension. Furthermore, the proposed extension has been reduced in length from 4.20 metres to 4 metres, as well as reduced in ridge height from 3.90 metres to 3.50 metres, additionally reducing its impact on the neighbour.

The proposed extension would be positioned within close proximity of the adjoining semi-detached dwelling at No. 4 Cornfield Road, thus amenity impact assessment is paramount. Upon assessment of the potential amenity detriment which the proposed extension could bring forth on No. 4 Cornfield Road, it has been established that the proposed extension would not create a detrimental loss of light amenity into the rear principal kitchen windows of the neighbour. After a site visit, an examination of the submitted site plan shows that the extension would breach the 45 degree line from the kitchen window and door in the rear elevation. However, as the proposed extension would be positioned to the North of the neighbours, the East to West sunlight trajectory would mean that only the slightest amount of light would be lost into the neighbouring kitchen window in the later hours of the day. Thus, this is not

enough to warrant a refusal of the application. The approximately 1.8 metre high boundary fencing in place between the proposed rear extension and the rear window at the neighbouring dwelling would aid in reducing the impact on the amenity of the neighbouring property.

Due to the distance of the site from No. 28 and No. 30 Swallow Walk, the proposed extension would not adversely affect the amenity of these neighbours. Additionally, a substantial amount of boundary treatment in the form of fencing as well as foliage is positioned in front of where the extension would be positioned. Therefore, the proposed rear extension would be screened and the light amenity of these neighbours would not be adversely affected.

There would be no side windows on the elevation of the proposed rear extension facing No. 4 Cornfield Road, therefore privacy amenity of the neighbours would not be impacted at all in this sense. Thus, no adverse privacy impact would occur upon the neighbour at No. 4 Cornfield Road. Although there would be fenestration in the form of a large window on the rear elevation of the extension which would face the neighbours at No. 28 and No. 30 Swallow Walk, there are already windows and doors on the rear elevation of the existing dwelling. Thus, any impact caused would not be greater than the existing impact. Additionally, the fenestration would be screened by the boundary treatment between the neighbouring dwellings, ensuring that the privacy of No. 28 and No. 30 Swallow Walk, would not be compromised. Although there would be double patio doors on the North facing side elevation of the proposed extension, there are no neighbours adjoining the Northern side curtilage of the dwelling.

There are no neighbouring dwellings directly to the North of the site and therefore there will be no amenity impact.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people habituating the dwellinghouse. Additionally, as the proposed extension would be to the rear of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

Other matters

Concern about impact on drains / manhole would be a matter for Building Regulations and therefore not a material planning consideration.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application being of an acceptable design, not detrimentally effecting neighbour or street scene amenity and having no overall impact on the highway, it is deemed acceptable under planning policy. Although the light amenity of the neighbours at No. 4 Cornfield Road would be slightly impacted through the rear kitchen window due to the breach of the 45 degree rule, the East to West sunlight trajectory would mean that any shadowing would only occur in the later hours of the day. Initially, the proposed composite timber cladding comprising the external walls of the extension was not considered acceptable, as it is not a typical material used in a suburban, domestic setting. The revised details submitted show the external walls of the proposed extension being constructed from render and Tudor boarding to match this detailing on the existing dwellinghouse, which is considered acceptable. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Hannah Hollins

Recommendation Date: 14/02/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council