

DELEGATED DECISION REPORT

SMD/2021/0810
Valid 08/12/2021

25 SPRINGFIELDS
GRANGE ROAD
BIDDULPH

PROPOSED SINGLE STOREY
REAR EXTENSION &
CONVERSION OF EXISTING
GARAGE/UTILITY ROOM.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

One of a row of large detached pre-war houses, set up from the roadside behind rising drives and stone boundary walls. The dwellings are in the far north of the Biddulph settlement area, where the boundary forms a kind of extended bubble around this short section of Grange Road and the looped cul-de-sac development of 'Grangefields'. The area is distinctly semi-rural area facing Grange Road and Grange Gardens/Country Park on the opposite side of the road to the south east. This part of the settlement is surrounded by Green Belt beyond the boundary.

The applicant's dwelling is red brick with a hipped roof. A two storey addition with a flat roof has already been made to the side of the dwelling. At ground floor it provides a garage.

PROPOSAL

To enlarge the dwelling with an addition that would extend 1.8m from the original dwelling's rear elevation. The addition would span the full width of the original dwelling's rear elevation and have a lean to tiled roof. The addition would replace an existing squared bay window feature. It would require some limited excavation of the stepped up land level at the rear, to reconstruct the patio and set it further back, the difference in land levels is around 0.3m.

The plans also detail a part conversion of an existing garage space to provide a play room in a smaller part of the space. The remainder would stay as a garage store with the up and over door to the front. This element does not actually require planning permission because it requires only internal works.

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

85/13827/OLDDC First Floor Extension. Approved.

91/00755/OLD Extension to garage to form utility room. 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 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 and Impact on Character and Appearance of the 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 to 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 addition would be brick built with a steep tiled lean to roof, using matching materials. 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.

Impact on Amenity

There has not been any objections from any of the adjacent neighbours. The rear addition would extend just 1.8m from the rear elevation and be single storey, the application dwelling and its neighbours are large detached houses on generous plots in terms of depth and width. The rear gardens are well enclosed and screened with tall close boarded fences and mature hedges. Excavations to create additional space for the build and set the patio back, would not raise the height of the patio and only serve to reduce the area of the upper level in favour of a lower area immediately to the rear and surrounding the rear addition. The proposed addition would not adversely impact on the outlook from any of the neighbours adjacent windows or impact on their privacy – no conflict with policy DC1 in these regards.

Highway Safety

The building would reduce an existing garage space, to the extent it would no longer have capacity to garage a car. However, there is ample parking and turning for the dwelling size within the driveway space to the front.

Coal Risk Assessment

The dwelling is in an area of high risk from historic mining activity. However, it is only very limited householder development that is proposed and this has not triggered a consultation with the Coal Authority and should not introduce increased risk to the users of the existing house or the proposed development.

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: 28/01/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council