

DELEGATED DECISION REPORT

SMD/2022/0001
Valid 04/01/2022

38 COLWYN DRIVE
KNYPERSLEY

PROPOSED SIDE EXTENSION
(FULL - HOUSEHOLDER)

Main Issues

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises of a mid 20th Century bungalow with a detached garage to the rear and driveway that can accommodate at most 2 cars onsite- modest sized, red brick, pitched roof with a projecting gable. The residential amenity is located to the side facing Nevin Avenue. It sits within a row of same or similar bungalows within the settlement of Knypersley and the wider development of Biddulph.

PROPOSAL

Planning permission is sought for a single storey side extension. The extension will protrude out 4.6m to the west towards Nevin Avenue. It will have the same width as the width of the main dwelling of 7.2m and keep the same eaves and height as the original.

The extension will use matching brick, PVC Cladding and anthracite fascias.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 - Settlement Hierarchy
SS6 - Biddulph Town Strategy
DC1 - Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/22

Neighbour consultation period ends: 25/01/22

Public Comments

Neighbour comments

No representatives received

OFFICER COMMENTS

Principle of Development

The application site is located within the town area of Biddulph. Local Plan strategy policy SS6 applies. Policies 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.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The character of this locality is very much made up of uniform bungalow dwelling types - all with the same elevational arrangements, bare brick, roof mass and ridge height.

In the original scheme, the applicant intended to completely clad the projecting front gable and render the property to 'modernise' the appearance. It was considered that the introduction of render and excessive cladding within the street-scene would tarnish the consistent character and common appearance. As such, would not be in keeping with Policy SDC1.

Amended plans were negotiated, and submitted by the applicant. The amended proposal seeks a change from render to brick in matching the original dwelling and reduction in the cladding used to the front, similar to those within the immediate area. The re-amended plan is the final plan which is to be assessed. It was considered that the changes would be more appropriate within the street-scene and visually accepting.

In terms of the scale and mass, the extension will create another wing that will be marginally smaller to the eastern section of the dwelling. The roof of the extension will tie in with the ridge of the original dwelling. Typically, the Council would prefer to see extensions set down from the ridge or set in to appear subservient however, the extension will be well integrated with the original dwelling that is helped by its corner plot position so not to appear intrusive within the street-scene. In this position there will be no terracing effect either. The extension will also make the dwelling

fuller as it coincides well with the end projecting gable and eastern section of the original dwelling.

The introduction of Anthracite fascia and cladding will add interest to the property that will not be dissimilar to the different coloured facias seen within the street-scene.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The property sits at a corner plot that runs alongside Nevin Avenue and backs onto No.2 Nevin Avenue; this property has a small honeycomb window and obscure glazed awning window.

No windows have been proposed that directly faces the neighbour's side windows at No.2 Nevin Avenue. While it was unclear what the honeycomb window will serve, it is deemed that the neighbour's amenity will be maintained as the extension is set a good distance from the neighbour's side elevation and would not affect the direction of daylight into both these small windows, one of which serves a secondary room.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (driveway and garage). The proposal will not increase the property's bedrooms and as such, the current parking arrangements meets with Staffordshire Moorlands Parking Standards. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 22/02/22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council