

DELEGATED DECISION REPORT

SMD/2021/0690
Valid 02/11/2021

122 PARK LANE
KNYPERSLEY

**REPLACEMENT OF AN
EXISTING FLAT ROOFED
CONSERVATORY WITH A
LARGER PITCHED ROOF
EXTENSION WITH ATTACHED
REAR LOGGIA.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A pre-war semi-detached brick bungalow with a hipped roof and brick chimney stack. The bungalow is in a row of similar dwelling types in the established suburban area of Knypersley to the southern end of the Biddulph town area.

Large 16m deep garden with a double garage at the rear. The garden has a close boarded fence to the rear boundary and backs onto the large gardens of the neighbouring bungalows behind.

PROPOSAL

The development has already been carried out and at the time of inspection was at a final stage of completion, the application is submitted under s.73A of the Act. A former conservatory that had extended 4m from the rear elevation (lawful after 4 years) has been adapted and enlarged using concrete block built onto the brick dwarf wall to make a larger, wider, conservatory structure with a tiled hipped roof that also extends 4m from the rear elevation. The block and brick would be finished with render. The new conservatory requires permission because the dwelling is not detached. To the side of the conservatory an open sided porch canopy area, described as a loggia, has also been constructed.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 28/12/2021

Neighbour consultation period ends: 28/12/2021

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 the character and appearance of the residential 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 is situated on the rear of the dwelling where it is 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 wider conservatory type structure adapts and enlarges a similar structure and has typical design and appearance to this conventional style of dwelling addition. With the enlargement more quality solid materials block and tiles have been introduced. The development, remains a subordinate addition within the patio space and garden space. 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 neighbour's amenity

There has not been any objection to the development from either the adjacent neighbours or the neighbour behind. The flank wall of the conservatory that faces the boundary with the adjoining neighbour has not changed - the dwarf wall and glazing of the original conservatory has been retained, it does not extend any further from the rear elevation.

The side of the loggia that flanks the neighbour on the other side is glazed above a block dwarf wall. The glazing serves only an open area and does not enclose habitable space. The glazing is 5m from the side of the neighbour's kitchen window and a 45 degree sight line from that adjacent window would not be breached.

The adapted conservatory is only enlarged by making it wider, the rear facing glazing has not been brought any closer to the rear boundary and the neighbour behind. The dwellings behind are more than 26m away and within that space the close boarded fence and the applicant's garage provide intervening features that break up any outlook between properties.

The development would not pose any unreasonable impact on the amenity of neighbours and there would be no conflict with policy DC1 of the Local Plan in these regards.

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: 07/03/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council