

DELEGATED DECISION REPORT

SMD/2021/0816
Valid 09/12/2021

27 WOODHOUSE LANE
BIDDULPH

**ROOF ALTERATIONS TO
PROVIDE ROOMS AT FIRST
FLOOR LEVEL**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the residential area

DESCRIPTION OF SITE

An inter war detached bungalow with a shallow pitched pyramid style hipped roof. The dwelling is in a well-established residential suburb of relatively dense street side development within the Biddulph settlement area. The dwellings in the row are of similar age and type, with hipped roofs, use of render with brick, bay windows and tall brick chimney stacks – all typical of the age and character.

The bungalow is well spaced on a corner plot where Smithy Lane forms a junction with Woodhouse Lane. It sits on a raised retained level, with dug out driveway parking below at pavement level. The dwelling is at the end of a row, adjacent to a bungalow, of similar size and character, to the north west and a dense row of semi-detached properties beyond and adjacent to that. On the other side of the Smithy Lane junction to the south east a further row of two storey semi-detached inter war dwellings begin along Woodhouse Lane.

PROPOSAL

This is a revised '2nd attempt' application with a proposal to increase the volume of the roof space to provide two bedrooms. The previous proposal would have replaced the bungalow's hipped pyramid roof and brick chimney stacks, with a full pitched gable roof with significantly greater height and volume and included the provision of an additional bathroom.

This revised proposal would replicate the existing hipped roof arrangement, but would achieve additional volume and height by steepening the pitch angles to 45 degrees to meet the small ridge at the peak of the pyramid. The revision means less volume within the space and consequently the additional bathroom has been lost from the proposal.

The replacement roof planes would include two roof lights on the front and rear. The scheme includes a replacement brick chimney stack that would replicate the stature and appearance of the original.

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

SMD/2021/0645 Roof alterations to provide first floor rooms. REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/02/2022
Neighbour consultation period ends: 16/02/2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Objection

OFFICER COMMENTS

The Principle

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 dwellings within this locality all have hipped roofs and grand brick chimney stacks, most are two storey dwellings and bungalows of the age and character, like the applicant's appear occasionally. While the applicant's bungalow and its immediate neighbour have shallow roofs, many of the hipped roofs within the locality have 45

degree roof pitches, as evidenced and noted in the applicant's submission. The proposed roof structure therefore, although taller and steeper, would retain the form and character of the existing dwelling and others within the locality. Moreover, the hipped roof design would present less mass and bulk above ground floor than the rejected full pitch proposal, reducing the dominant or 'top heavy' impact of the roof.

It is of note that with the roof replacement the dwelling would be taller than that of its adjacent neighbour on Woodhouse Lane, which is also a bungalow with a shallow hipped roof. However, although similar dwelling types, they do not read as a closely related pair. There is some visual separation between the two dwellings because the applicant's has a different orientation and aspect occupying a wider corner plot. Where the neighbour fronts Woodhouse Lane, the applicant's twists away from Woodhouse and fronts Smithy Lane. From Smithy Lane the front of the dwelling is viewed in a wide space between two storey properties. In this context the height would not appear unduly proud or prominent within the street scene.

The proposal represents good design that is respectful of the character and appearance of the original dwelling and that of the locally distinct area. The development would not be harmful to the character and appearance of the original dwelling and that of the area. It would be compliant with Local Plan policy SS6 and DC1 and the SMDC design guide in those respects.

Amenity

It is not considered that the increase in roof pitch or overall height would raise any overshadowing or overbearing effects for neighbours and the proposed rooflights would not raise any privacy issues.

CONCLUSION / PLANNING BALANCE

The proposal represents good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that relates well to the original character of the dwelling and that of the neighbours within the locality. Local distinctiveness and the character and appearance of the area would be respected and the development would comply with policy DC1 of the Local Plan and the SMDC design guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 28th March 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

