

DELEGATED DECISION REPORT

SMD/2022/0034
Valid 24/01/2022

203 CONGLETON ROAD
BIDDULPH

SINGLE STOREY REAR
EXTENSION

(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 North 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 North, West and South. No. 205 Congleton Road is situated to the North of the site and No. 201 Congleton Road is located to the South. The rear curtilage of the site adjoins the rear curtilages of No. 17 Portland Drive and No. 19 Portland Drive to the West. The Congleton 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 comprises a single storey rear extension. The proposed extension would allow for a larger kitchen, dining and living area to the rear of the dwelling. The proposed rear extension would project beyond the rear elevation of the dwelling by 4.5 metres and have a width of approximately 6.54 metres. The maximum height would be approximately 3.26 metres and the maximum eaves height would be 2.07 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brickwork, tiles and white uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 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

HNT/2021/0033 – Single storey rear extension measuring 4.5 m beyond the rear wall of the original dwelling, 3.5 m maximum height and 2.1 m to height of eaves.
Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date (time extension): 04/04/2022
Neighbour consultation period ends: 04/03/2022
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

Councillor Hawley recommended approval subject to non-contravention of the '45 degree rule'. Councillor Garvey said that the extension extends South so will have a significant impact on neighbours' light.

Councillors agreed to recommend approval subject to non-contravention of the 45 degree rule.

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, replacing an original lean to structure, which progresses into a flat roof structure. The proposed rear extension would project beyond the rear elevation of the dwelling by 4.5 metres and have a width of approximately 6.54 metres. The maximum height would be approximately 3.26 metres and the maximum eaves height would be 2.07 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.

The proposed extension would reflect the style of the existing building in terms of the lean to style roof course to match the existing lean too roof of the structure to the rear of the dwelling. Its' single storey form would mean that it would not be visually overbearing, meaning that it would not compete with the proportions of the host dwellinghouse. The eaves and maximum height of the proposed extension would be set down from the parent building, as well as follow the course of the existing dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. As it is a rear extension, it will clearly be set back from the principal elevation.

Materials used in the construction of the proposed extension would match 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. Brickwork, tiles and white uPVC would 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 original estate which has been largely retained.

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. 205 Congleton Road to the North and No. 201 Congleton Road to the South. The rear curtilage of the dwelling would adjoin the rear curtilage of No. 17 Portland Drive and No. 19 Portland Drive to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed single storey rear extension would be within very close proximity from the neighbour at No. 205 Congleton Road, therefore amenity impact assessment is essential. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 205 Congleton Road could be caused by the addition of the proposed single storey rear extension. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 5 and the central point of their closest fenestration, to ensure that light amenity will not be impacted. I note

that the proposed single storey rear extension would breach the 45 degree rule from the corner of the extension to the central point of the neighbours' habitable kitchen / dining room fenestration (patio doors). An approximately 1 metre high common boundary fence is sited between the site and the neighbour at No. 205 Congleton Road, meaning that screening for the proposed extension is limited. Thus, there would be a detrimental loss of light for the neighbour.

I note that a planning application has been submitted at No. 205 Congleton Road for a single storey rear extension, thus if this application were to be approved, all aforementioned issues as a result of the proposed extension would be eradicated. The case officer of SMD/2022/0091 at No. 205 Congleton Road has confirmed that the application will be going forward as an approval, meaning that amenity issues which could have occurred following the proposed extension would no longer occur. Furthermore, the lean to roof of the single storey rear extension would not be considered to have such an overbearing impact on the neighbouring dwelling due to its eaves height which would be acceptable under permitted development regulations. Thus, for the reasons above, any significant chance of overshadowing as a consequence of the erection of the proposed extension would be stopped.

Consideration has been given to whether the proposed rear extension might be seen to adversely affect the amenity of the neighbours at No. 201 Congleton Road. Only one side window belonging to the neighbours at No. 201 Congleton Road would be close to the rear of the dwelling, therefore the proposed extension could impact natural sunlight from entering it in the earlier morning hours. This is due to the East to West sunlight trajectory. However, a substantial enough amount of curtilage space is located between the host dwelling and the neighbouring dwelling at No. 201 Congleton Road, thus reducing the chance of the proposed single storey extension casting a shadow over this neighbour. Additionally, the side window of the neighbour which could be partially impacted is considered non-habitable. I note that the blank brick wall of the garage outbuilding belonging to the neighbour at No. 201 Congleton Road runs parallel to where the external wall of the proposed extension would be, therefore meaning that a large amount of the shadowing impact that could occur would be blocked. Therefore, loss of natural sunlight through any windows would not occur as a result of the proposed single storey rear extension and light amenity of the neighbour would not be compromised in this sense. From this observation, it becomes apparent that the light amenity of No. 201 Congleton Road would not be adversely impacted by the proposed extension.

There would be no side windows incorporated into the side elevation of the single storey rear extension which would face the neighbours at No. 205 Congleton Road, therefore there would not be a loss of privacy for this neighbour. I note that there would be an addition of a floor to ceiling length window on the side elevation of the proposed extension which would face No. 201 Congleton Road, thus privacy impact has been closely assessed. It has been established that this proposed side window will not look onto any habitable windows. It would slightly look onto a non-habitable side window of the neighbour, as well as an area of blank brick wall and a section of curtilage space belonging to the neighbouring dwelling. In order to protect the privacy amenity of the neighbour, it shall be conditioned that the side window is obscure glazed. Thus, no adverse privacy impact would occur upon either of the neighbours.

Due to the large amount of distance between the proposed extension and the neighbouring dwellings to the West of the site (No. 17 Portland Drive and No. 19 Portland Drive), their amenity could not be adversely impacted.

Highway Safety

Paragraph 104 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, 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.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Although the light amenity of the neighbours at No. 205 Congleton Road could have been impacted by the proposed extension, the fact that they are also having a single storey rear extension would eradicate the chance of this happening. It has been conditioned on the decision notice that the extension shall not be occupied until the extension at No. 205 Congleton Road has been built. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 04/04/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

