

DELEGATED DECISION REPORT

SMD/2022/0091
Valid 16/02/2022

205 CONGLETON ROAD
BIDDULPH

PROPOSED SINGLE STOREY
REAR EXTENSION AND
PROPOSED SINGLE STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is a semi-detached property within the town boundary of Biddulph. The property is flanked on both sides and to the rear of other dwellings and set back from the main road. It comprises of an outrigger to the rear and a modest private garden.

PROPOSAL

Planning permission is sought for a single storey side/ rear extension. The single storey side extension will feature a dual pitch and will sit next to the outrigger; it will serve a W/C. The existing outrigger will be integrated with the side/ rear extension that will serve a sitting room. It will have a width of 3.45 metres to party wall line.

This is a householder application following refusal of a certificate of lawfulness application for the same proposal REF SMD/2021/0820.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS6 – Biddulph Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2021/0820	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION	Refused 10/02/22
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CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 16/03/22
Press Advert: N/A

Public Comments

Neighbour comments No representatives received

Town / Parish Comments No response received

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

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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.

With regards to the impact on the character and appearance of the area, the single storey side/rear extension will be discreetly positioned away from the public street-scene which is helped by the property being setback from the road. The extensions will also be single storey and therefore, remain subservient to its host dwelling. In addition, it is considered that the scale of the extensions serving a sitting room and W/C will respect the character and appearance of the host dwelling as it will remain subservient and match the existing which will be in keeping the existing dwelling and immediate neighbours.

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

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) 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 main neighbouring property that this proposal would likely impact upon is the handed property, 203 and 207 Congleton Road.

No.207 Congleton Road has a very small single side facing window and doorway (obscure glazed) that faces towards the proposed W/C. Therefore, subject to a condition requiring obscure glazing to the window serving the WC, the impact to this neighbour will be negligible.

Referring to No.203 Congleton Road, there was no rear boundary treatment between both neighbouring properties and the land falls away quite steeply from the rear. Similar to the

applicant's property, No.203 has an outrigger and a patio door that serves a living room/ dining room, a habitable room.

No.203 has applied for a single storey rear extension at the time of this application being submitted (REF SMD/2022/0034).

When considering the impact to the neighbouring property at No.203, the length of the extension (3m) will cause loss of light into the neighbour's existing living/ dining room as the extension will breach the neighbour's 45 degree line when assessing loss of light. However, as the neighbour intends to extend via a single storey rear extension by 4.5m, the impact of the extension following construction of the neighbour's extension would be negligible. To ensure that both occupier's amenities are protected, a condition will be applied to both decision notices requiring both extensions to be constructed prior to occupation. This has been agreed with the case officer dealing with No.203 Congleton Road.

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

Highway Safety

The extension will not increase the number of bedrooms to the property and therefore, the existing parking arrangements are sufficient. This application is 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: 4/4/22

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council