

DELEGATED DECISION REPORT

SMD/2022/0053
Valid 11/02/2022

10 DERWENT DRIVE
BIDDULPH

TWO STOREY EXTENSION TO REAR
OF PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application property is a two-storey, link-detached dwelling with hard-standing to the front and gardens at the rear. The site is located on a residential housing estate in Biddulph. The property is constructed of a mix of yellow brick under a tiled roof and comprises of a small rear extension and flat roof conservatory. The site is located within the development boundary of Biddulph.

PROPOSAL

Planning permission is sought for a two storey rear extension. It will incorporate the footprint of the existing single storey rear extension and conservatory which extends out 2.9m from the rear elevation. The extension will retain the same ridge height and width as the original dwelling.

The two storey will accommodate a family room and enlarged bedrooms on the first floor.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS6 – Biddulph Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1978/0716	Conversion of carport to garage and erection of porch	Approved 22/11/1978
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CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 10/03/21

Press Advert: N/A

Public Comments

Neighbour comments

One comments has been received raising a question about the propsoed side facing study at first floor. The neighbour comments that this should be obscure glazed and high level opening in order to protect their privacy.

Staffordshire County Council Highways

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.

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

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.

It is considered that the two storey extension will be a modest addition that does not encroach on the current garden space as it utilises the footprint of both the single storey rear extension and conservatory. Although the ridge and leave line would match the existing dwelling, and therefore not form a subordinate additional as required by the Councils Design Guide, it is an enhancement to what is existing as it will replace both mismatched single storey extensions with a more in keeping simplified extension. The extension will not be visible from public vantage points and therefore, the street-scene will be maintained.

In terms of the fenestration and materials used, they will 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 proposed extension is adjacent to the boundaries of the adjoining linked properties on either side.

When considering the harm to immediate neighbours at No.8 and No.12 Derwent Close, the overall living conditions of the adjoining neighbours will be maintained as the new windows on the first floor will serve bedrooms as per the existing arrangement; the windows will have views of the neighbour's garden but no different to what was viewed before.

In terms of loss of light, the two storey extension will reduce the amount of light into the neighbour's a patio door at no.8 Derwent Close, serving a lounge to the side of their property. However, there are two windows to the rear extension serving the lounge that will counteract the loss of light into the patio as a result of the extension. The plans show a new first floor side facing window which will serve a new study. This window requires planning consent because it is at the first floor level. It would be positioned almost directly opposite a first floor window in the side elevation of number 8. In order to maintain privacy to the neighbour it is recommended that a condition be imposed requiring obscure glazing and high level opening. As this room is a study, it is not necessary to have clear glazing as would ordinarily be found in a bedroom.

As for No.12 Derwent Close, daylight into this property will also be maintained as there are no side facing windows and any loss of light into this neighbour's property would be a result from the 2.5m high mature hedging that runs along the border. The extension would meet the Councils 45 degree line.

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). The submitted plans show the proposal will increase the property's floor plan to enlarge the existing bedrooms together with a study room (2nd bedroom is divided into a study). County Highways has commented and noted that the study room is classed as a potential bedroom. For a property of 4 bedrooms, 3 parking spaces are required. However as

the proposal only seeks to extend two existing bedrooms, and two off road parking spaces can be found at the property, this is considered to meet the Councils parking guidance. It is demonstrated from the highway officer's site visit that sufficient parking is available on the driveway and therefore, raised no objection.

As such, the proposal will not have a detrimental impact on the adopted highway. 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: 7/04/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council