

DELEGATED DECISION REPORT

SMD/2022/0079
Valid 10/02/2022

11 OAKFIELD GROVE
BIDDULPH

**SINGLE STOREY SIDE
EXTENSION AND SINGLE
STOREY REAR EXTENSION
AND GARAGE DOOR TO
WINDOW CONVERSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Biddulph and lies on a modern housing estate to the east of the town centre. It comprises a red-brick and grey-tile two-storey detached dwelling facing the end of Oakfield Grove cul-de-sac to the north and with Cornfield Road running along the west side boundary. Adjacent houses also facing Oakfield Grove lie to the east. Further houses lie to the rear of the site to the south and to the other side of both roads.

PROPOSAL

This is a full householder planning application for a single-storey rear extension, replacing a conservatory, spanning the whole width of the house and which would have maximum projection of 4.0 metres but with the part closest to the east side boundary having a shorter projection. A single-storey side extension set back from the front wall of the house is also proposed and this would accommodate a garage. The current integral garage would be converted into a home office, involving the replacement of the garage door with a conventional window above a new brick wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS6 – Biddulph Area Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.3.22

Neighbour consultation period ends: 24.3.22

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The site lies within the urban boundary of Biddulph, whereby Policy SS6 seeks to concentrate new development which meets the needs of the local housing market and community needs. As such the general principle of development is considered to be acceptable subject to design and amenity considerations.

The form and design of the two extensions and the design of the window replacing the garage door harmonise with the form (including roof form), scale, design and fenestration detailing of the house and would appear subservient to the main part of the dwelling. The extensions would also have matching facing and roofing materials. The side extension would be no closer to the road than the parts of other houses next to Cornfield Road and would not appear harmfully prominent and respects the degree of spaciousness of the area.

With regard to residential amenity, the rear extensions are single storey and would not lead to a harmful scope of overlooking of other properties. They would not lead to any rear windows being placed any closer to the property to the rear than the existing conservatory to be replaced and it is noted there is a large rear extension at the property to the rear so the scope of overlooking between the two properties would be mutual. Similarly, the new front window for the office would not be any closer to properties to the front than existing windows. The rear extensions would not break the 45 degree lines measured from the rear windows of the property to the side and so would not lead to a harmful loss of light to the adjacent property. The side extension is on the opposite side of the adjacent property and would not harm the residential amenities of the area.

The office conversion would not lead to any parking problems as the garage would be replaced and there is in any case sufficient space on the drive to park three cars in accordance with the Council's parking standards.

CONCLUSION / PLANNING BALANCE

The proposal would not lead to any significant harms to visual or residential amenity and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 7.4.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council