

DELEGATED DECISION REPORT

SMD/2022/0081
Valid 14/02/2022

52 KNOWLE ROAD
BIDDULPH

TWO STOREY REAR
EXTENSION, DORMER AT THE
REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- ☐ Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- ☐ Impact on neighbouring amenity.
- ☐ Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached dwellinghouse constructed of brown brick with a concrete interlocking tiled pitched roof. The dwellinghouse is located on a residential street within the Development Boundary of Biddulph.

PROPOSAL

Full planning permission is sought for a part two-storey, part single storey rear extension and a dormer to the rear roof slope.

The applicant already has a planning permission to carry out similar development to the rear of the property, however, the permission is granted subject to the use of matching facing materials and a hipped tiled roof to be constructed on the two storey part of the development.

This proposal is to use cladding and render and to construct both two storey and single storey parts with flat roofs.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

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/2021/0391 Rear single storey and two storey extensions. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/04/2022

Neighbour consultation period ends: 11/04/2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

Severn Trent

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.

Design and Impact on Character and Appearance of the Area

To comply with design policy DC1 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 at paragraph 5.1 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. Paragraph 5.5 sets out that "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". With respect to the use of materials paragraph 3.9 states "New buildings should use facing materials that either match or complement those of the surroundings." Paragraphs 7.14 continues "New buildings should ideally be constructed from the same palette of materials used traditionally in the area. This means for the most part natural stone or brick for walling and Staffordshire blue clay tile or slate for roofs. "

With consideration of the previous, already approved, proposal, the case officer reasoned that the two-storey extension would have an eaves height that matches the original house, whilst the hipped roof of the extension would have a lower ridge height and appear subordinate, and that the single storey extension would be subordinate to the existing dwellinghouse due to its scale. The officer commented that flat roofs are

not normally considered acceptable, however the flat roof of the single storey extension would not be visible from public vantage points. With that previous application the applicant indicated on the form an intention of using a mix of brick, render and timber cladding, however, the case officer noted that such materials would not match those of the existing building or any within the street scene, concluding that the use of such materials would not complement the existing dwellinghouse, the surrounding area, or comply with policy DC1 of the Local Plan and the Design Guide SPD. They purposefully, therefore, recommended the imposition of a condition requiring the development to be constructed of materials to match the existing dwellinghouse, considered necessary to comply with policy DC1 and the design guide.

Rather than construct a hipped roof arrangement at the first floor of the two storey enlargement, the proposal, with this application, would create more flat roof area by introducing a flat roof at first floor that would be higher than the eaves of the original dwelling, some 600mm higher. The application also reintroduces a proposal to use cladding and render as an external facing material. Essentially this would reverse those merits identified by the previous case officer and reintroduced matters that caused concern and were resisted through the application of appropriate condition.

The flat roof area of the two storey addition would increase the dominance of the enlargement overall, it would become large and boxy in size and form, with an awkward inconsiderate relationship and attachment to the main roof of the dwelling. While it may not be visible generally from public vantage, the size and height of the addition would become all the more apparent when viewed by adjacent or nearby neighbours from the rear of their properties. The enlargement would not be subordinate or respectful to the character and form of the original dwelling and there would be consequent harm to the character and appearance of the area. There would be conflict with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021) in these regards.

Impact on neighbour's amenity

No. 54

No. 54 Knowle Road is the non-adjoining adjacent neighbour on the higher ground to the south. There is a step up in plot levels to this neighbour and a boundary retaining wall with fence above provides the boundary between the two properties. The case officer concluded that the previous proposal would not compromise the '45 degree standard' and the development would not be overbearing or result in a loss of light, with no detriment to this neighbour's amenity.

With this proposal the two storey side flanking wall would still only extend 3.5m from the rear elevation, as with the previous proposal, but now its full height would extend all of the way up to the top of a first floor flat roof parapet that would run in above the eaves of the dwelling. The neighbour's rear elevation is set back about 1.6m behind that of the applicant's, which means that the two storey extension, that would extend a further 3.5 from rear elevation, would extend a total of 5.1m beyond the neighbour's elevation and window. The submitted plans show that by stepping the side of the extension in from the side of the dwelling by 0.7m, the flank wall of the extension would be 5m from the centre of the neighbour's window. That would put the far corner of the extension up to the edge of a horizontal 45 degree sight line taken from the centre of

that adjacent window. Where the previous proposal was considered acceptable (it presented the shape and form of a hipped roof that would angle away from the neighbour and limit some of the mass at first floor roof height and the difference in levels assisted in limiting impact), the whole of that side flanking wall would, with this proposal, have greater height and mass to the side and above the centre of the neighbour's nearest adjacent principal window and a significant area of garden immediately to the rear of the house. The development here would be all the more overbearing and imposing to the detriment of this neighbour's enjoyment of their property.

There would be some unreasonable harm to the living conditions of this neighbour and conflict with policy DC1 of the Local Plan in these regards.

No. 50

No. 50 comprises the attached semi-detached dwellinghouse to the north. The column formed by the two storey part of the enlargement would be on the right (south) hand side of the rear elevation away from the boundary with the adjoining neighbour. The side wall of the single storey part of the rear extension would flank the boundary shared with No. 50 adjacent to a patio window. As previously proposed, the extension would have a flat roof with an overall height of 3 metres. It would extend 3.5 metres from the rear of the original dwellinghouse and would obstruct a 45-degree horizontal sight line from the centre of that patio window within close proximity. With consideration of the previous scheme, the case officer reasoned that an extension that extended just 3m from the rear elevation would be otherwise permitted by the GPDO and provided a kind of fall-back position. The proposed development would only extend a further 0.5m beyond that point and it was not considered that this would result in significant detriment to living conditions, beyond that which might be experienced if permitted development was to be built as an alternative.

The rear of the property

To the rear boundary there is a large single storey outbuilding that occupies the full width of the rear garden. A conifer hedge of approximately 4-5 metres in height is planted to the rear of the outbuilding and screens the dwellinghouses behind that front onto Tunstall Road. A gap of approximately 25 metres will be maintained between the proposed extension and the dwellinghouses to the rear, exceeding the separation distance specified by the 'Space About Dwellings' SPG. It is for these reasons that the proposed development will not adversely affect the amenity of the properties to the rear of the application site.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves. The number of bedrooms at the dwellinghouse will increase from 3 to 4 and therefore 3no. off-street parking spaces are required in order to comply with the Parking Standards contained within Appendix 2 of the Local Plan (2020). The front garden of the dwellinghouse has been paved and is of a size that can accommodate 3no. vehicles. It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the revised proposal would undo those key merits and mitigations identified with the assessment of the previous application, and the proposed development here would not comply with design policy DC1 of the Local Plan and the Council's design guide. There would be resultant harm to the character and appearance of the area, character of the host dwelling and the living condition enjoyed by the neighbour at 54 Knowle Road.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 11/4/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council