

DELEGATED DECISION REPORT

SMD/2021/0587
Valid 18/01/2022

57 PARK LANE
KNYPERSLEY

**PROPOSED SINGLE STOREY
REAR EXTENSION AND LOFT
CONVERSION (ALTERATIONS
TO EXISTING ROOF)**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a detached bungalow set back from the highway in a predominantly residential area of Biddulph. The property is rendered and features a pyramid hip tiled roof. The site comprises of a driveway for 2 cars to the front and a small garden to the rear. The site backs onto a relatively new cul-de-sac made up of similar sized bungalows as those that front onto Park Lane.

PROPOSAL

Planning permission is sought for a two storey and single storey rear extension. It will alter the rear pyramid hipped roof to a gable to incorporate a bedroom on the first floor. It features large glazing that looks onto the rear garden. The single storey rear extension will be a flat roof that will serve a kitchen/diner, utility room and bathroom. The flat roof of the single storey rear extension will accommodate a balcony to serve the bedroom above.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

Publicity

Public Comments

OFFICER COMMENTS

Design

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

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

In terms of privacy, no new side windows are proposed. The main neighbouring property that this proposal would impact upon is the neighbouring property No.5 Mayfield, a bungalow that has an obscure window and window serving a bedroom that directly faces the rear of the applicant's property. A distance of 22m would be achieved between the first floor rear window, which involves a large amount of glazing and the dwelling to the rear. With regard to residential amenity, there were concerns that the potential access onto the single storey rear extension will cause overlooking into adjacent residential properties and also overbearing views into the opposite neighbour's bedroom. Therefore, agent has revised the drawing and has agreed to a condition to ensure that there is no access to the roof of the single storey element of the extension to protect neighbour's amenity and provide sufficient distance from the boundaries from all neighbours, particularly No.5 Mayfield Road.

The neighbouring property to the north west has been extended to the rear and therefore, no issues are raised with regard to overshadowing of principal windows in the rear elevation. There are side windows in this bungalow but they appear to be secondary. The neighbouring property to the other side has been extended to the rear and includes a side window in the extension. However, the proposal is to the north of this so should not cause any overshadowing.

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. The submitted plans show the proposal will increase the property's floor plan from 2 bedrooms to 3 bedrooms. For a property of 3 bedrooms, 2 parking spaces are required. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for 2 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards. 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 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 subject to condition**

Case Officer: Lisa Li

Recommendation Date: 16/05/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council