

DELEGATED DECISION REPORT

SMD/2022/0122
Valid 08/03/2022

5 MERTHYR GROVE
BIDDULPH

TWO STOREY SIDE
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits at the far end of a small cul-de-sac within the residential area of Biddulph. The site comprises of a large detached property that fronts onto a large driveway and detached garages that sits at an oblique angle from the property.

The property is made up of brick-built with grey concrete tiles. The noticeable features to the main frontage includes two front gables and a centre arch window on the first floor.

PROPOSAL

Planning permission is sought for a two storey side extension. The two storey will enlarge the master bedroom with en-suite on the first floor and enlarge existing kitchen together with utility room on the ground floor. Materials are to match.

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

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 3/04/22

Neighbour consultation period ends: 30/03/22

Press Advert: N/A

Public Comments

Neighbour comments

One neighbour representative received

- Objection, too close to boundary and cause overlooking

Biddulph Town Council Comments

No objection

OFFICER COMMENTS

Principle of Development

Polices SS6 seek to focus future growth within the settlement boundary for Biddulph and to strengthen its role as a service centre.

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 and visual amenity

Paragraph 127 of the NPPF (2019) 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.

Amended plans were negotiated, and submitted by the Agent, due to the scale of the original proposal not appearing subservient with the dwelling. The amended proposal seeks a reduction in the height and also a partial setback from the principal elevation. The re-amended plan is the final plan which is to be assessed.

It is considered that the extension will be in keeping with the dwelling as it emulates the roof and fenestration of the existing property in a sympathetic way. The further setback and set down from the roof of the host dwelling will help in appearing subservient and harmonise with the parent building. As such, the overall scheme visually acceptable and in keeping with the immediate street-scene.

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.

The extension will be positioned to the side of the property. The main neighbouring property that this proposal would impact upon is the neighbouring property 7 St David's Way; the rear garden adjoins the border of the applicant's curtilage.

When considering the potential harm to No 7 David Way, the applicant's property is at an oblique angle to the immediate neighbour. It is considered that any views from the extension, which undoubtedly will sit close to the neighbour's curtilage, will not have adverse impact to the immediate neighbour as the extension will only have one side window serving an ensuite; a condition will ensure that the window is obscure glazed. There is a patio door serving the large bedroom on the first floor looking towards the rear garden however, this will have minimal harm to the neighbour as views will be restricted by a Juliet and be no different to a large window. The angle of viewing between the properties will be oblique. A condition will be applied to ensure no windows are to be installed to the proposed side elevation in the near future to ensure the neighbour at No.7 retains its privacy from this side angle. A distance of at least 13m in accordance with the space about dwellings will be achieved between the gable end of the extension and the principal windows in the rear of the neighbours property and therefore it is not considered that the extension will result in loss of light or overbearing impacts.

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.

No additional bedrooms have been proposed and the extension will not encroach on the existing parking arrangements associated with the property. 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: 08/06/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council