

DELEGATED DECISION REPORT

SMD/2022/0141
Valid 17/03/2022

89 THAMES DRIVE
BIDDULPH

**SINGLE STOREY SIDE
EXTENSION TO CREATE
IMPROVED KITCHEN, DINING
AREA, BEDROOM AND
REPLACEMENT BOUNDARY
WALL.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The proposal relates to a detached bungalow on a corner plot facing Thames Drive and siding with Pennine Way within the residential area of Biddulph. The site serves a large driveway that can accommodate at least 2 cars onsite and a modest garden to the side/ rear of the property. The property is made up of brick-built with clay tiles and features a side car port and garage to the rear.

The property sits amongst similar built detached bungalows along one side of Thames Drive. Opposite the road, there are two storey detached dwellings built in the 1980s. There is also a public house to the east of the site.

PROPOSAL

Planning permission is sought for the replacement of the car port for a single storey side extension. The side extension will provide an additional bedroom, utility room, open plan kitchen and dinner and, shower room. The entrance to the bungalow will be relocated from the side elevation to the front where a dual-pitched porch is also proposed.

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

SS6 – Biddulph Area Strategy

SS8 – Larger Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/1985/0262	Erection of carport	Approved 06/12/1985
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CONSULTATIONS

Publicity

Site Notice expiry date: 20/04/22

Neighbour consultation period ends: 13/04/22

Press Advert: N/A

Public Comments

Neighbour comments No representatives received

Town / Parish Comments 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 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.

With regards to the impact on the character and appearance of the area, the single storey extension is well positioned to side as it utilises the useable space that the site has to offer following the removal of the car port. The border fencing will buffer the bulk of the extension when viewed along Pennine Way and would not appear prominent when viewed from Thames Drive as the extension is set back from the principal elevation and set down from the ridge height to appear subservient. Furthermore, the porch is a modest feature that provides some interest to the

property and the immediate street-scene. Although there would be a minor breach of the building line on Pennine Way, this would be off-set to some extent by the neighbouring garage to the rear and the fact that an existing carport is to be replaced. From this, careful considerations have been made to be in keeping with the overall street-scene.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping with the existing dwelling and immediate neighbours.

This application is 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.

Given the position of the extension to the side, abutting the bordered fence and main road, it is considered that there will be no harm to the overall living conditions of the immediate neighbours as the new windows look into the public street-scene and the applicant's garage to the rear. This application is 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 application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the side extension will not reduce the amount of on site parking. This application is in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

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 : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 28/06/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

