

DELEGATED DECISION REPORT

SMD/2022/0246
Valid 13/05/2022

29 GRANGEFIELDS
BIDDULPH

**SINGLE STOREY FRONT
EXTENSION, FIRST FLOOR
FRONT EXTENSION AND
SINGLE STOREY REAR
EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the Character and Appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE

The application site comprises a detached two-storey dwellinghouse. Originally constructed of buff brick with a concrete interlocking tiled roof, the dwellinghouse had a catslide roof to half of the front elevation. However, with a planning permission granted (SMD/2021/0360) the front of the elevation has been treated with smooth white painted render and the cat slide roof has been replaced with a front facing two storey gable and porch. That planning permission also included the provision of an addition to the rear which, at the time of this application, had not been built out.

The dwellinghouse is set back from the road by a front garden and an off-street parking area. The application site is located on a residential street within the Development Boundary of Biddulph. The street comprises individually designed dwellings of different materials and styles with bungalows, dormer bungalows and two-storey houses featuring in the street scene.

PROPOSAL

The application seeks a full replacement planning permission for largely the same householder development that has already been approved and partly carried out. Clearly there have been amendments made to the development during the build and now intended, and this application seeks to regularise those changes.

The changes include:

- All Rooflights omitted from the main roof of the house and that of the two storey front extension.
- The west elevation of the flat roof rear addition, a large full height patio door would be replaced with a window with conventional head height.
- The rear (north elevation) large full height patio doors would be replaced with smaller patio doors with a conventional head height and a brick pier to the north west corner of the rear extension with conventional height patio door and

window with regular off the shelf lintels, to replace the approved full height glazing with steel corner post with the cantilevered roof.

- Rear extension - with the patio door and west window heads lowered, to match the existing window heads, they will have conventional 3 brick course high hidden lintels and the roof joists passing straight over, however this means that the flat roof now has to be 75mm (1 brick course higher).
- Rear extension to be built with facing brickwork.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
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

96/00927/OLD Porch. Approved.
SMD/2021/0360 Single storey front and first floor front and single storey rear.
Approved.
DOC/2021/0084 Discharge cond 3. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 20/06/2022
Neighbour consultation period ends: 20/06/2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

Highway Authority

No Objection

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policies SS2 and SS6. Extensions to dwellinghouses in

towns are considered acceptable in principle as they accord with both local and national planning policy.

Design and Impact on Character and Appearance

It has already been determined, under the terms of the previous application, that the development would be of a quality design, have no adverse impacts on the character and appearance of the area and would be compliant with Policy DC1 of the Local Plan and the Council's design guide.

The work to the main roof and that of the two storey front extension has already been carried out without the installation of any of the roof lights that were detailed on the plans approved with the previous application. The omission of these rooflights is essentially a non-material change and does not affect the character and appearance of the dwelling or the street scene in any material way.

The proposed changes to the, yet to be built, rear addition would make for a more conventional form of development that would perhaps be more relatable to a traditional brick housing style – with the resized windows, the use of matching brick facing material, the introduction of a brick corner pillar and the omission of structural steel and cantilevered roof. Perhaps less ambitious in design terms, these changes pose no harm to the character and appearance of the area or the way it relates to the original dwelling.

The minor height increase of the rear addition (75mm/1 brick course) would be imperceptible with no material visual impact.

Amenity

Local Plan policy DC1 and paragraph 127(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed changes do not include any size increase in respect of the rear extension's footprint. It would be no more visually imposing or have anymore impact on the adjacent neighbours than that of the already approved scheme. The additional 75mm of height would be imperceptible to the these neighbours.

Window sizing and proportions within the rear extension to the rear (north) elevation and the side (west elevation) would be reduced in comparison to the already approved scheme. As such, these replacement window arrangements present no additional overlooking opportunity.

Changes proposed with this application would not have any greater impact on the living conditions of neighbours, than that of the already approved scheme. There would be compliance with Local Plan Policy DC1 in these regards.

Highway Safety

No changes proposed for the provision or loss of parking spaces. Bedroom numbers would not be increased as a result of these changes. No issues raised.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 04/07/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council