

DELEGATED DECISION REPORT

SMD/2022/0314
Valid 07/06/2022

18 HIGHFIELD ROAD EAST
BIDDULPH

**PROPOSED SINGLE STOREY
EXTENSION AND PROPOSED
EXTENSION TO FRONT
PORCH.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

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 of uniformly designed semi-detached dwellings where the pairs appear to alternate between hipped and gabled roofs. The applicant's dwelling and its adjoining neighbour both have gable roofs. However, the application dwelling has a addition to the side with a steep hipped roof and a front porch and canopy with a shallower pitched hipped roof.

PROPOSAL

To extend the dwelling with an addition to the side elevation. The side addition would replace an existing side porch with a larger addition that would span the width of the dwelling's original side elevation.

The side addition would have a shallower hipped roof to that of the existing structure, but it would match the pitch of the hipped roof to the front porch and roof canopy.

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

96/00951/OLD Retention of porch and canopy. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2022

Neighbour consultation period ends: 21/07/2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: 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

The side addition would remain as a subordinate addition to the original dwelling. The hipped roof would have continuity with the front porch and canopy and the development would be constructed using matching brick and tile. The development would be set back from the roadside and, adjacent to a hipped roof semi that is at a much lower street level, would not disrupt visual continuity or the character and appearance of the area.

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.

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 side flanking wall of the side addition would be blank facing and not contain any windows that might overlook its adjacent neighbour. Although the side addition would be wider across the side elevation its overall height would be reduced with a shallower roof that would be stepped in from the boundary and not appear imposing or overbearing from the neighbour's property.

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: 27/07/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council