

DELEGATED DECISION REPORT

SMD/2022/0336
Valid 05/07/2022

8 DERWENT DRIVE
BIDDULPH

PROPOSED FIRST FLOOR
REAR EXTENSION AND FIRST
FLOOR SIDE WINDOW

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Character and Appearance of the Area
- Impact on the living conditions of neighbours

DESCRIPTION OF SITE

Gable fronted buff brick two storey dwelling on a cul de sac of similar dwellings dating from circa 1970s. The dwellings to the east are linked detached, spaced and joined by a single width flat roof garage.

The dwelling is at the extreme end of the turning head, the adjacent dwelling to the west is a bungalow at the end of the adjacent cul de sac Eden Close.

At the rear of the dwelling there is already a single storey addition that extends from the rear elevation by 3.5m with a lean to mono pitch roof.

PROPOSAL

To extend above the existing ground floor addition to make a two storey development with a full first floor gable that would continue the depth of the house and build into the existing roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Town Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide
SMDC Space About Dwellings guidance

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0330 Single storey rear extension. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16.08.2022
Neighbour consultation period ends: 16.08.2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No objection

OFFICER COMMENTS

Principle of Development

The site is within the town area settlement of Biddulph. 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.

Design

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help".

The first floor addition at the rear would be a continuation of pre-existing form, and although not subordinate to the host dwelling, it would be concealed from public vantage or the shared environment of the street scene. It would replicate the form and appearance of the original rear elevation in shape and materials. Concealed at the rear of the dwelling, it would not be obviously perceptible as an addition to the dwelling.

The proposal represents good design that is respectful of the character and appearance of the original dwelling and that of the locally distinct area. The development would not be harmful to the character and appearance of the original dwelling and that of the area. It would comply with Local Plan policy SS6 and DC1 and the SMDC design guide in those respects.

Amenity

The development at first floor would extend 3.5m from the original rear elevation, just 0.5m from the rear wall of the adjacent neighbour's own single storey rear extension on the east side. The neighbour's ground floor windows would not therefore be affected by the development. At first floor the centre of the neighbour's nearest adjacent first floor window would be more than 3.5m from the side wall of the extension and as such a horizontal 45 degree sight line from that window would not be obstructed by the development. Outlook and light to that window therefore would not be unreasonably affected.

To the west, the bungalow is stepped further back from the rear of the applicant dwelling. It also has a conservatory addition to its rear. To the side of the conservatory there is a ground floor window that is adjacent to the side wall of the applicant's existing ground floor extension. The extension extends just 1m from the rear of the bungalow and the centre of that adjacent window is much further, 4m, from the side wall of the extension. While the proposed first floor addition would only extend 1m in front of the neighbour's window, it is of note that a vertical 45 degree sight line from the centre of the window would not be obstructed by the side wall of the first floor structure.

The first floor addition would not unreasonably affect the light available to and outlook from the bungalow's adjacent window, their garden or conservatory.

The proposal includes the introduction of a first floor bedroom window in the side elevation, the window is required to provide some out look and escape to the existing bedroom. The window would be only partially obscured and would need to be opening and therefore requires planning permission. The window would only directly overlook the roof of the bungalow and not overlook the garden in any significant way, obscured glazing on the bottom half of the window would assist in these regards.

Overall the development would not unreasonably affect the living conditions of its adjacent neighbours and as such there would be no conflict with policy DC1 of the Local Plan in these regards.

CONCLUSION / PLANNING BALANCE

The proposed addition to the rear elevation would work with the form and shape of the original dwelling and would sit comfortably at the rear between buildings. There would be no harm to the living conditions of neighbours. The development would therefore comply with Local Plan Policies SS6 and DC1.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 25/08/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council