

DELEGATED DECISION REPORT

SMD/2022/0254
Valid 17/05/2022

25 Swallow Walk Biddulph
ST8 6TY

Single storey extension to rear of kitchen and garage to create dining room and multi functional/office area (FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a semi-detached house dating from the latter half of the 20th century and is constructed from red brick with render and timber mock tudor detailing and a plain tile dual pitch roof. It has an attached garage and a front porch adjoining the neighbouring property. The property has white uPVC windows.

To the rear is a garden of around 14m length laid out to patio and planting

The garage extends beyond the rear line of the building.

PROPOSAL

The proposed addition is a single storey rear lean-to extension. This will provide two additional downstairs reception rooms, and a downstairs bathroom.

It is proposed to inset the addition on the side elevation nearest the adjoining property and incorporate the garage on the other side.

It is proposed to construct the addition in brick to match the existing. The fenestration includes a window on the rear elevation and a set of patio doors with half height margin panes to the side. It is also proposed to insert a rooflight into the addition.

Revised plans have been provided to deliver an L shaped addition and avoid loss of light to the neighbouring property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 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

Achieving Sustainable Development Chapter 2

Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

Staffordshire County Council (Highways)	No objection
Biddulph Town Council	No objection subject to application of the 45 degree rule

Publicity

Site Notice expiry date: 27 July 2022

Neighbour consultation period ends: 14/06/2022

Public Comments

No concerns with the application itself or the work to be done, we have a similar extension and it has been great. Only comment/ request being that work vans and cars should not park opposite our drive on the pavement as it makes it very difficult for us to get into and out of our drive especially when there is more than one or they are not fully blocking the pavement off, which in turn has its own issues..

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, subject to all other material planning considerations.

Design

Core Strategy (CS) Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that dwellings should be subordinate to the main dwelling, and respect its existing scale height and visual appearance.

Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The form of the development will add a modest single storey lean-to on the existing property. The proposed addition is inset from the gables of the host property, which ensures that it avoids being dominant.

It is proposed that the addition is brick to match the existing property with a plain tile roof, the materials will match the existing and are therefore acceptable in this setting.

The window materials are uPVC to match the existing and the arrangement and proportion of the openings reflect the existing property. The materials can be conditioned to ensure that these match the existing.

The proposal is in accord with the design principles, policies SS1 and DC1 of the Core Strategy and the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The plans as originally submitted, although modest in ambition, would have resulted in a loss of light to the attached neighbouring property because of the size and window positions on the rear elevation of the properties.

Amended plans have been provided which address this issue by proposing an L shaped addition. This addresses the issue and is acceptable in form.

As set out on the revised plans the addition would not be overbearing or have an over-shadowing effect on any other property.

Highway Safety

Policy T1 of the Core Strategy requires that all development is located and designed where it would not result in any adverse impacts to highway safety and be safely accommodated within the highway network.

The development will not increase the number of bedrooms and there are no highway objections.

Other matters

The comments of the neighbour are noted. However, parking on the public highway is a matter for the police and obstruction of a private driveway is a civil matter. As such neither are material planning considerations.

CONCLUSION

The proposal would not result in any significant harm to the character and appearance of the dwelling or wider street scene, and would not result in any adverse impacts in relation to the residential amenity of any neighbouring property, nor impact negatively on highway safety. The application is a sustainable form of development and in line with the Core Strategy and NPPF. It is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 9th September 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council