

DELEGATED DECISION REPORT

SMD/2022/0430
Valid 01/08/2022

13 CHERRY TREE LANE
BIDDULPH MOOR

**PROPOSED SINGLE STOREY
SIDE EXTENSION TO
EXISTING DWELLING AND
PROPOSED NEW ACCESS
AND DRIVEWAY TO CHERRY
TREE LANE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the residential area and the amenity of neighbours

DESCRIPTION OF SITE

Within an area of suburban expansion to the village of Biddulph Moor, 'larger village' settlement. 1970s development of bungalows laid out around an arrangement of small cul-de-sacs. The bungalow is in a row of similar properties that are red brick, gable fronted, with small brick chimney stacks. The applicant's bungalow is at the end of a row of bungalows that follow the line of a D-shaped shared drive that loops off Cherry Tree Lane. In this position, the bungalow occupies a large triangular plot, where it has strong orientation toward the shared drive as part of the grouping, and also Cherry Tree Lane from where it has a more independent presence, on a plot raised above road level, within a substantial gap between adjacent plots. The applicant has more recently removed boundary shrubs and bushes to open the plot, increasing the exposure and presence of the bungalow, and this has been compounded by white rendering all of the brick work, a facing material that is not common to the locality.

On the opposite side of Cherry Tree Lane, the dwelling types have less continuity. The side elevations of two dormer bungalows face Cherry Tree Lane, as each property has a gable facing Hazel Grove, either side of the junction. One of those bungalows, 2 Hazel Grove, has been altered with a 2006 permission to increase roof height and introduce reddening to the facing walls.

PROPOSAL

A side addition is proposed with a gable proportion that would match that of the existing side/end gable. The width of the side additions front elevation would be around half the width of the original. At the rear a wide gable projection would provide additional floor space.

The site plan also shows the provision of a new driveway pull in parking space and access from Cherry Tree Lane to the side of the property, as an addition to the existing driveway. It would appear that this development would be permitted by the GPDO.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 7th September 2022

Neighbour consultation period ends: 7th Sep 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Objection

Staffordshire County Council Highways

No Objection subject to s. 184 notice of approval being applied for and granted by SCC.

OFFICER COMMENTS

Principle of Development

The site is within the larger village settlement of Biddulph Moor, as identified in the Local Plan. Here Local Plan strategy policy SS8 applies. Generally, as part of a strategy to meet housing needs, SS8 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 and Impact on Character and Appearance

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 addition to the side, would sit within the space of the plot between buildings. The addition would follow the line of the existing front elevation, which is already set back from the road. The addition would be appropriately proportioned with a front width of now more than 50% of that of the original dwelling. The gabled addition to the rear would be concealed within plot enclosure, it would have no discernible impact on the form and character of the original dwelling or that of the street scene.

The bungalow has already been white rendered, without permission, before the applicant's purchased the property. Available street view and aerial photographs don't date this work definitively, but are suggestive of it occurring no less than 4 years before the date of the application. While the render is disruptive to architectural continuity and makes for a more prominent, individual property that has less of a relationship to those within the immediate locality, this is already dictated, to some degree, by the bungalows unique spacing and orientation within the triangular plot. White render has been used on the dwelling opposite and it appears that the existing use of render has become lawful. At this stage it would be more disruptive to try and restore the red brick and the better approach is to match the addition to the existing dwelling.

In these respects the proposal represents good design that is respectful of the character and appearance of the original dwelling or that of the locally distinct area. The development would be compliant with Local Plan policy SS8 and DC1 and the SMDC design guide in those respects.

The proposal also includes the provision of a new access/driveway pullin with Cherry Tree Lane and a parking area to the side of the dwelling. Regrettably this would have a negative visual impact on the lawned side garden area that is currently open and exposed with contribution to the quality of the environment. The development would introduce hard surface and parked cars within this area where, currently, it is tucked to the side of the dwelling, between neighbours, on a driveway to the other side of the property. However, Cherry Tree Lane is an unclassified road and the provision of the access and the hardsurface is permitted development and does not require planning permission.

Impact on Amenity

There has not been any objections from any of the adjacent neighbours. The development would introduce a new patio window in the side/end gable elevation of the addition, it would face toward the high boundary wall/fence and the blank side walls of the neighbour's garage and outbuilding. The side patio window would not overlook or look into the neighbour's property. A rear facing patio window would have outlook toward the rear garden in a similar way to the adjacent existing bedroom window, both have outlook toward the high wall and fence on the boundary. – There would be no conflict with Space About Dwelling guidance. The development would afford privacy and outlook to the applicant's rooms without impacting adversely on any neighbour.

The applicant would be afforded ample outlook and amenity space, and there would be no overlooking of the neighbour behind.

Highway Safety

The application proposes a new access onto an unclassified road that would be permitted development. The highway Authority do not raise an objection. The development would make the dwelling a larger three bedroom dwelling, each bedroom becoming a double, a parking compliant two spaces are already provided for on existing driveway, that would not be altered.

CONCLUSION / PLANNING BALANCE

The proposal represents good design that would be compliant with the design guide and policy DC1 of the Local Plan. The development would not be at odds with the original character of the dwelling and that of the neighbours and not adversely affect the amenity enjoyed by neighbours.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26/09/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council