

## DELEGATED DECISION REPORT

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**SMD/2022/0389**  
**Valid 12/07/2022**

**294 NEW STREET**  
**BIDDULPH MOOR**

**DEMOLITION OF EXISTING  
SINGLE STOREY STRUCTURE  
AND CONSTRUCTION OF  
PROPOSED TWO STOREY  
REAR EXTENSION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

Impact on the Green Belt and the character and appearance of the area, impact on the neighbours amenity.

### DESCRIPTION OF SITE

The application site is located within the North Staffordshire Green Belt and comprises an ornate stone workers cottage forming part of a mews row in an arrangement of linked semi and terraced dwellings. The dwellings are to the south west of the 'larger village' of Biddulph Moor. The rear of the dwellings back onto walled yard parcels many of which have a single storey brick outrigger.

The applicant's dwelling has a brick addition that extends 8m from the rear with a full pitch roof that flanks one side of the yard area.

### PROPOSAL

To demolish and replace the existing outrigger with new development.

Original proposal was to create a wide two storey addition with a flat roof that would extend 4m from the rear elevation. It was considered that the first floor flat roof would relate poorly to the original dwelling and that the extent of outward projection would be harmful to the amenity of adjacent neighbours (breach of 45 degree sightlines at ground floor and first floor).

Revised plans have reduced the extent of projection at first floor to 2.95m and introduced a full pitch tiled roof to a rear facing gable. The development would be built using facing brick.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS10 Other Rural Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

## **National Planning Policy Framework**

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2022/0205 COLP for a proposed dormer roof extension. Lawful.

### **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 providing development does not breach 45 degree code.

### **OFFICER COMMENTS**

#### **Principle of Development**

Where an 'other rural' area coincides with the Green Belt, the Local Plan strategy SS10 effectively defers to the tests of the national policy set out in the NPPF. While the strategy essentially provides some support in specific circumstances to householder development to meet housing needs, there is nothing in the strategy that overrides the Green Belt policy in the NPPF.

The site is in the Green Belt where development is inappropriate and, by definition, harmful to the Green Belt, unless it is provided for by one of the exceptions that appear on the closed list at paras. 149 and 150 of the NPPF.

One of those exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the 'original building'. Original building means, for the purposes of the NPPF, a building as it existed on 1<sup>st</sup> July 1948.

According to historic OS plans an outrigger to the rear was added post its 19<sup>th</sup> Century origins but sometime before 1948. The condition and type of the existing brick work, however, suggests that any 'original' outrigger was replaced and enlarged more recently. In any event the proposal involves the demolition and removal of this outrigger. The replacement addition would be two storey with a reduced ground floor footprint that would be roughly 50% of what is the main two storey, and most obviously original, part of the dwelling. Overall, however, with the replacement and removal of the existing outrigger there would be a reduction in footprint and the same or similar volume. The development would not therefore result in disproportionate addition over and above the size of the original and would not be inappropriate and harm the Green Belt, neither would there be conflict with the other rural area strategy.

#### **Design and Impact on Character and Area**

Policy DC1 of the Local Plan requires all development to 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 rear of the dwelling is enclosed and concealed from public vantage making limited contribution to shared or wider environment and street scene. Nevertheless, principles of good design, enshrined by policy and the guidance referred to above, has pushed the applicant to make certain improvements. The first floor flat roof has been omitted and instead a well proportioned rear facing gable would connect to the original dwelling with a full pitch tiled roof.

Rather than using facing stone, and attempting to match the original dwelling, the proposal is to use new imperial size brick which has a reclaimed appearance. The existing outrigger is built from facing brick and other additions and outriggers to the rear of the dwellings in the row are built in brick. The brick would remain distinct from and not conflict with the stone and detailing of the original dwelling, the majority of the dwellings architectural detailing that provides special character is at the front and would not be affected. Overall, the use of brick at the rear would not be harmful to the character and appearance of the area. There would be no conflict with policies SS10 and DC1 of the Local Plan and the Design Guide 2018 for the area.

### **Amenity and Impact on the Living Conditions of Adjacent Neighbours**

The first floor section of the proposed addition would, with the revisions, be cut back to 2.9m. That would reduce the width of the flank walls to the extent that they would no longer obstruct 45 degree horizontal sight lines from the centre of the neighbour's closet first floor windows on either side.

At ground floor the 4m extension from the rear would flank and obstruct outlook from the adjacent dwelling to the south west at 292, with a breach of the 45 degree code. However, outlook is already flanked and hampered by the much wider side wall of the existing outrigger, and overall the side wall of the proposal would be truncated and result in an improvement to the situation. On the other side, at 296, 45 degree outlook from the centre of the adjacent ground floor window would be clipped by flank wall and corner of the ground floor addition, which would be closer to the boundary than the side wall of the existing brick outrigger. However, there is already a substantial high stone boundary wall between the two and the window in question is enclosed within a glass framed porch. In both respects outlook from this window is already hampered and the side wall of the proposal would not make discernible difference to the situation.

Overall, the proposed development would not impose unreasonable harm upon the amenity and living conditions of its neighbour's and there would not be conflict with policy DC1 of the Local Plan in those respects.

### **Highway Safety**

The existing dwelling has two bedrooms. It has no off road parking, the residents here make use of roadside parking. The proposal would add a third bedroom, which against parking guidance would not require additional parking spaces. There is indication that the applicant may introduce a 4<sup>th</sup> bedroom in the roof space with a dormer addition, but this is yet to occur and would be carried out using the allowances of the GPDO, beyond the authorities control.

### **CONCLUSION / PLANNING BALANCE**

Acceptable householder development that would not be inappropriate in the Green Belt. There would be no harm to the character and appearance of the area or the amenity of neighbours. The development would comply with the Local Plan policies listed above.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 29/09/2022**

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**