

DELEGATED DECISION REPORT

SMD/2021/0189
Valid 19/03/2021

LAND AT ANVIL DRIVE
BIDDULPH

CONSTRUCTION OF
DETACHED DWELLING AND
PARKING AREA

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on visual amenity and design
- Impact on neighbouring amenity
- Amenity of future occupier
- Highways
- Drainage/Flooding

DESCRIPTION OF SITE

The application site relates to a plot of land on Anvil Street off Smithy Lane in Biddulph. The existing access serves 3 properties on Anvil Street that are all two storey and are of a similar size. The access also serves an allotment, and this allotment is to the south of the site.

The application site is not within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of a single detached dwelling. The dwelling will be two storey providing a 4 bedroomed dwelling. The development proposes three off street parking spaces to the front with a private garden to the rear.

The property will measure approximately 11m in width by approximately 10m in length and will have a maximum height of approximately 8m. The property will be constructed with red brick with blue/grey roof tiles. The property will have a porch to the front that will include timber support posts. The windows will have reconstructed stone cills. The timber fence panel will be retained as the boundary treatment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

S01 Spatial Objectives

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS 2 Settlement Hierarchy
DC1 Design Considerations
T1 Development and Sustainable Transport
SS 6 Biddulph Area Strategy

Space about Dwellings planning guidance (spd)

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 04/05/2021
Neighbour consultation period ends:04/05/2021
Press Advert: N/A

Public Comments

5 letters of representation from 3 addresses have been received with the following objections

- Flooding of site
- Overdevelopment and not in keeping with other properties
- Property could be 6 bedroomed no provision for private amenity space
- Access to Anvil Street is a hazard
- Concerns regarding parking during construction

Town / Parish Comments

Recommended approval subject to neighbour consultation.

Environmental Health

No objections subject to conditions and consultation with LLFA regarding flooding.

Staffordshire County Council Highways

No objection subject to conditions

Severn Trent Waters

No objections

LLFA

No objections

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary for Biddulph. Policy SS2 of the local plan states that the spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. SS3 states that of the 6080 additional dwellings required to be completed in the plan period 20% should be within Biddulph.

Policy SS6 of the Local Plan identifies the Area Strategy for Biddulph. The policy states that the Council and its partners will seek to enhance the role of Biddulph as a significant service centre and a market town and support its regeneration. One of the actions requires the council to identify suitable land for housing sites both within the urban area and, on land adjacent to the urban area. Sites within the urban area shall be in locations across the town which have good accessibility to services and facilities with encouragement being given to previously developed (brownfield) sites.

The application site is within half a mile of Biddulph centre, which contains a large number of services and facilities and therefore the development site is considered to be in a sustainable location.

The site is not constrained by any sensitive statutory designation and is therefore not subject to any restrictive policy areas.

Considering the above, it is considered that the principle of the development is acceptable subject to an assessment of the developments design, impact on neighbouring and future occupants' amenity and highways.

Design

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users

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 Design Guide SPD requires new buildings to respect the scale of those surrounding it and that they should use facing materials that either match or complement those of the surroundings. It also states that where possible new buildings should pick up on the proportions of neighbouring buildings in some way.

The proposed dwelling is of a similar footprint to the neighbouring dwellings but would have a greater ridge height due to the dwelling providing additional storage space within the roof. Although the dwelling would be taller, as it is at the end of the street the dwelling would not appear dominant or look out of keeping with the existing dwellings. The property will be constructed in materials that match the existing dwellings on Avril Street and in terms of its design it is of a traditional design, and it reflects the local distinctiveness of the area.

Amenity

The application site will have neighbours to 3 sides and therefore an assessment needs to be made to ensure the proposed development would not have a significantly detrimental impact on these neighbours.

The Council's Supplementary Guidance recommends separation distances of 21m between principal elevations and 13m between principal and flank elevations. The neighbour to the front is no 2 Anvil Drive. This neighbour is not directly opposite the application site and therefore the 16m separation distance is considered sufficient to ensure the proposed dwelling would not directly overlook the principal elevation of this neighbour.

The neighbour to the side is no 1 Anvil Drive. The side elevation of the proposed dwelling will be located approximately 12m from the side elevation of this neighbour and 7m from their garage that is located between the site and this neighbour. This neighbour does not benefit from any windows facing the development site. There is a first floor window proposed on the proposed dwelling that is located on the side elevation facing this neighbour. This window would serve a bathroom and therefore a condition would be attached to ensure this window is non opening and obscurely glazed. This neighbour benefits from a wrap around garden. The proposed development would result in some loss of light and overshadowing to this garden area. However this would mainly affect the garden to the side. As such, given the overall size of the garden, the development would not be significantly detrimental to the enjoyment of this neighbour's garden area by loss of light or overbearing impact.

The neighbours to the rear are semi detached dwellings on the uplands. The rear elevation of the proposed dwelling will be sited approximately 9m from the shared rear boundary. Between the rear elevation of the proposal and the rear elevations of these neighbours there will be a 24m separation distance retained. The proposal would therefore accord with the adopted Guidance. As such it is considered that the development would not have a significantly detrimental impact on these neighbours.

Amenity of Future occupiers.

The proposal is compliant with the minimum space standards as described within the Technical housing standards statutory guidance. The property is a 4 bedroomed dwelling with the roof space being capable of accommodating additional living space. The space about dwellings planning guidance requires a minimum length of garden for a property with 3 or more bedrooms of 11m and at least 65square metres in area. The proposal will only provide a garden with a length of 9m to the rear boundary.

However, this similar to other properties in the area including no.1 and no.2 and the garden will have an area of over 100sqm and therefore the garden is considered suitable for the size of the property.

To ensure that the property benefits from an acceptable amount of private amenity space the approval will include a condition removing permitted development rights for extensions and outbuildings.

Highway Safety

The highways engineer originally objected to the development as the proposal provided insufficient parking spaces for the property and the existing access off Avril Street wasn't included in the development red line boundary. The applicant's agent subsequently amended the plans to include a sufficient number of parking spaces and the access has been included in the red line boundary. The highways engineer has no objection to the development subject to conditions requiring the access drive rear of the carriageway edge to be reconstructed or surfaced in a bound material for a minimum distance of 15m and details should be submitted and agreed by the LPA. The second condition requires the parking and turning areas to be completed in accordance with the approved plans prior to the use of the dwelling.

Drainage/Flooding

The Environmental health officer and neighbours raised concerns regarding flooding. The LLFA were consulted on the development, and they have no objections to the development. The application form states that the surface water associated with the development will be disposed via a main sewer and foul sewage will also be disposed of via an existing mains sewer connection in the driveway. A condition will be attached to the permission requiring these to be on separate drainage systems. Any residual flooding and drainage issues can be addressed through the Building Regulations .

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 07.11.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council