

DELEGATED DECISION REPORT

SMD/2022/0289
Valid 27/05/2022

54 MILL HAYES ROAD
KNYPERSLEY

**ADDITIONAL DORMERS TO
FRONT AND REAR OF
PROPERTY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity

DESCRIPTION OF SITE

The application site sits within a ribbon of development along Mill Hayes Road, Kynpersley. The detached dormer bungalow is setback from the main road. The property itself fronts block paved driveway, an detached garage and a small garden to the rear. It features a small pitched dormer to the front and three to the rear. It is made up of red brick and brown tiles.

PROPOSAL

Planning permission is sought for the installation of additional pitched roof dormers to the front and rear of the property. 2 additional dormers are proposed to the front elevation and 1 to the rear. The dormers will match the size of the existing dormers in terms of width and projection from the roof slope.

The dormers will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS6 – Biddulph Area Strategy
DC1 – Design Considerations

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 10/07/22

Neighbour consultation period ends: 07/07/22
Press Advert: N/A

Public Comments

No representatives received within consultation period

Biddulph Town Council Comments

No objection

OFFICER COMMENTS

Principle of Development

The site is within the town settlement of Biddulph, one of the three market towns identified in the Local Plan. 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.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The front elevation of the property is visible from Mill Hayes Road and therefore the front dormer will be visible. The dormer to the rear will not be visible from the adjacent highway.

The development originally proposed to install dormers that were linked by a flat roof and these were considered to be out of keeping with the area. Subsequently the agent has submitted an amended plan that proposes additional pitched roof dormers to the front and rear. These dormers match the existing dormers on the main dwelling and are considered to be more appropriate in this location. As a result of the development the property will have 3 dormers to the front and 4 to the rear. As the dormers are modest in size the dormers do not dominate the original roof.

As such it is considered that the development will have an acceptable impact on the visual amenity of the property and will remain subservient to the main dwelling.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon are the neighbouring properties at No. 52 and No.56 Mill Hayes, both sit adjacent the property.

It is considered that there will be no harm to the overall living conditions of the immediate neighbours as the new windows would provide outlook onto the public road and the applicants own rear garden. Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highways

The development does not have any highway safety implications.

CONCLUSION

The application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rebecca Bowers

Recommendation Date: 02.12.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council