

DELEGATED DECISION REPORT

SMD/2022/0296
Valid 26/09/2022

25 CASTLE VIEW
BIDDULPH

PROPOSED 2 STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on Visual amenity and design
- Impact on Residential amenity
- Highways

DESCRIPTION OF SITE

The application site relates to a semi detached dwelling located in Biddulph. The property benefits from a driveway and garden to the front with a private garden to the rear.

PROPOSAL

Consent is sought for the erection of a two storey side extension. The extension will provide a utility and shower room at ground floor, third bedroom on the first floor as well as additional storage within the roof space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS6 Biddulph Area Strategy

Council's Design Guide SPD

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 09.11.2022
Neighbour consultation period ends:24.10.2022
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

Recommend approval subject to neighbour consultation

Staffordshire County Council Highways

None received within consultation period

OFFICER COMMENTS

Principle of Development

Policy SS 2 identifies the Settlement Hierarchy for the District. The application site is located within the settlement boundary of Biddulph. Biddulph is identified as one of the largest settlements in the district. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. For Biddulph the area strategy seeks to enhance the role of Biddulph as a significant service centre and a market town and support its regeneration.

As such the principle of the development is acceptable subject to an assessment on the impact of the design, impact on neighbours and highways.

Design

Policy DC 1 states that 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.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to, in terms of size and massing.

As the application property is a semi detached dwelling proposes a two storey side extension the development must ensure that it does not unbalance the pair of semis.

The extension proposed is set back from the principal elevation by 400mm and measures 3.5m in width by 6.3m in length and projects beyond the rear wall by 400mm. As the extension measures slightly more than half the width of the dwelling and is set back from the front of the house the development is considered to remain subservient to the main dwelling and does not unbalance the pair of semis. The extension would be constructed in matching materials which also ensures subservience to the main dwelling.

The property is visible from Castle View but due to the location of the property at the end of the bend in to the road the proposed extension would not be readily visible from Castle View due to the proposed set back. As such the development is considered to have an acceptable impact on the visual amenity of the area.

Amenity

The only neighbour with the potential to be affected by the development is the attached neighbour no 27 Castle View. The application mainly relates to the east elevation of the application property but the development does project beyond the rear wall of the application property and this neighbour. As the rearward projection is a minimal 400mm the development would not result in a detrimental loss of light to this neighbour. The development originally proposed a projecting balcony to the rear that was considered unacceptable due to impact on the neighbour. This balcony has been amended to a Juliet balcony and this is considered to have an acceptable impact on this neighbour as the impact is similar to a window.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

Appendix 2: Parking Standards of the Local Plan (2020) requires a dwellinghouse with up to three bedrooms to provide 2no. off-street parking spaces. The proposed dwellinghouse will have three bedrooms and 3no. parking spaces will be provided to the western side of the dwellinghouse.

No comments have been received from the highway authority but as the proposal complies with local plan the development is considered to have an acceptable impact on highway safety and parking.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 29.11.2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council