

DELEGATED DECISION REPORT

SMD/2023/0058
Valid 30/01/2023

43 WELL STREET
BIDDULPH

**PROPOSED CONVERSION OF
EXISTING GARAGE TO
GARDEN ROOM, WITH
FUTURE POSSIBILITY OF
CONVERSION TO A GROUND
FLOOR BEDROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on character and appearance and the amenity of neighbours

DESCRIPTION OF SITE

Red brick semi detached dwelling on an established residential street in the centre of Biddulph. The front of the dwelling faces Well Street with a hedgerow frontage and personnel gated entrance. To the rear of the dwelling a driveway entrance accesses the curtilage at right angles, adjoining Kingsfield Road and passing behind the adjoining neighbour at 41 Well Street. Extending from the rear of the dwelling there is a two storey gable with a single storey brick gabled garage at the end. From Kingsfield Road the side elevation of the garage can be seen flanking the rear garden of 41 Well Street, a short section that appears between the two storey rear projection and the neighbour's concrete sectional garage – blank old red brick wall with pitched plain tiled roof. 43 Well Street presents to Well Street with original red brick, the side and the rear of the dwelling is of off white painted render.

PROPOSAL

To alter the single brick garage at the rear to provide a sun room. The full pitched roof would be replaced with built up eaves height and a mono pitch running down from the high point of the boundary with the adjoining neighbour. The existing red brick would be painted render to match the rear of the house, patio doors introduced to side elevation facing applicant's garden and up and over door in the end gable would be built and blocked up.

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 4th March 2023

Neighbour consultation period ends: 4th March 2023

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Objection

OFFICER COMMENTS

Principle of Development

In the Biddulph Town area strategy policy SS6 applies. The strategy would make provision for appropriate householder development to meet the needs of a home owner and more generally housing needs across the district.

Design and Impact on Character and Appearance of the Area.

The development would amount to the alteration of an existing outbuilding, enlargements limited to an increase in height. The outbuilding is largely concealed to the rear of the dwelling where it has limited impact on the character and appearance of the area from the public realm.

A short section of the garages side elevation is visible from Kingsfield Road, a red brick wall with clay tiled roof would be replaced with the rendered high side of a mono pitch roof. This would have a very limited impact on the character and appearance of the area – the side wall is set well back from the roadside and recessed behind other more dominant building forms, the altered section of wall would appear between the neighbour's concrete sectional garage and the existing rendered first floor of the rear addition above. The development would be recessive within a street scene that presents varied facing materials of render and tile cladding that break up the otherwise prevailing use of red brick.

There would be no conflict with Local Plan policy DC1 or the SMDC Design Guide in these regards.

Amenity

The short section of side wall that flanks the adjoining neighbour's curtilage would be increased in height with the low eaves and sloping tiled roof replaced with the high sided wall to the top side of the mono pitch. This section of wall runs between the neighbour's garage and the blank end wall of their brick lean to addition. The height

increase would have no impact on any of the neighbour's windows and would flank only a small enclosed part of their rear curtilage.

There would be no conflict with Local Plan policy DC1 in these regards.

Highway Safety

The development would result in the loss of a garage parking space. However, there would remain two off road spaces within the driveway that would be unaffected by the development which would not result in on street parking and a loss of highway safety.

CONCLUSION / PLANNING BALANCE

Small scale householder development in an established residential area that would not affect the amenity of the neighbour, the quality of the street scene, or highway safety. There would be no conflict with the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 24/03/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council