DELEGATED DECISION REPORT

SMD/2023/0151 **Valid 27/03/2023**	**70 PORTLAND DRIVE** **BIDDULPH**	**ERECTION OF DETACHED OUTBUILDING FOR ANCILLARY ACCOMMODATION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Biddulph North ward. Additionally, the proposed site is within the Biddulph Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North-West, East and South. No. 68 Portland Drive is situated to the North-West of the site and No. 72 Portland Drive is located to the East. The rear curtilage of the site adjoins the rear curtilages of No. 10 and No. 12 Mow Lane to the South. The Portland Drive highway runs adjacent to the proposed site to the North.

It is noted that a number of properties within the estate have been extended and altered, however the established character of the original estate has been retained.

PROPOSAL

The proposed development consists of a single storey detached outbuilding within the curtilage of the dwellinghouse. The proposed outbuilding would be used as ancillary accommodation, accommodating an accessible bedroom, an accessible bathroom and a recreation area. The proposed outbuilding will have a length of approximately 11.0 metres and a width of approximately 7.10 metres. The ancillary outbuilding has a simple dual pitch roof, having a maximum height of approximately 4.0 metres and a maximum eaves height of 2.61 metres (measured from the highest ground level). Materials used in the construction of the proposed outbuilding would include brickwork to damp, timber composite cladding panels in dark brown finish, tiles and UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 30/06/2023
Neighbour consultation period ends: 27/04/2023
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Biddulph Town Council recommend approval subject to any neighbours valid planning concerns.

Staffordshire County Council Highways

There are no objections to the proposed development on highway grounds.

United Utilities

United utilities will not allow building over or in close proximity to a water main, sewer or other wastewater pipeline. It is the applicants responsibility to investigate and demonstrate the exact relationship between United Utilities assets and the proposed development.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Biddulph. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS6, new development will be directed to the most sustainable locations. The site lies within the town of Biddulph, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place.

The Council's Design SPD outlines the Council's expectations in respect of design and states that outbuildings should harmonise with the parent building. An outbuilding should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed development is a single storey ancillary outbuilding in the rear curtilage of the dwellinghouse. The proposed outbuilding will have a length of approximately 11.0 metres and a width of approximately 7.10 metres. The ancillary outbuilding has a simple mono pitch roof, having a maximum height of approximately 4.0 metres and a maximum eaves height of 2.61 metres (measured from the highest ground level).

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see outbuildings subordinate to the dominant parent building. It is important that outbuildings are designed and built in sympathy with the property which they serve. Ideally, materials and the roof pitch of the outbuilding would match those of the parent building.

As the proposed ancillary outbuilding is single storey, as well as having a simple pitched roof course which complements the host dwellinghouse, it is considered appropriate in terms of its design. The ancillary outbuilding would have a very large footprint; comparable with the footprint of the host dwellinghouse. Thus, the outbuilding would compete with the proportions of the host dwelling, arguably meaning that it could not be read as an outbuilding for the ancillary use of the host dwelling. This would conflict with the Councils' Design Guide SPD and therefore, be considered inappropriate development.

A supporting statement for the proposed outbuilding has been received by the Council, summarising the special circumstances and needs of the applicants in terms of the size of the outbuilding. Upon assessment of the circumstances provided, it has been concluded that in this instance, the Council will accept the proposed outbuilding, despite its footprint being comparable to that of the host dwelling.

Materials to be used in the construction of the proposed ancillary outbuilding would not match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brickwork to damp, timber composite cladding panels in dark brown finish, tiles and UPVC would be used in the construction of the proposed outbuilding. I note that if the outbuilding were to be moved 2 metres from the curtilage boundary, it would be permitted development. Under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, there are no regulations which set out that materials used in the construction of outbuildings need to be of a similar appearance to the host dwellinghouse. Therefore, given a fallback position it is not considered that the timber composite cladding panels in dark brown would be an issue. Furthermore, the mature landscaping comprising the boundary treatment of the dwelling would keep the timber out of view from the wider public domain.

Therefore, the materials which would be used are considered acceptable in this instance.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 68 Portland Drive to the North-West and No. 72 Portland Drive to the East. As there are neighbours with adjoining curtilages to the site at No. 10 and No. 12 Mow Lane to the South, the amenity of these neighbours should also be assessed. Thus, assessment of amenity impact will be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed single storey outbuilding would not impact the amenity of the neighbours at No. 68 Portland Drive. As the neighbouring dwellinghouse is positioned to the North-West of the site, the proposed outbuilding would not cause any loss of sunlight, due to its Southern location and overall height. Furthermore, the approximately 22.4 metre distance between the proposed outbuilding and this neighbour would mean that no loss of light or overshadowing could occur.

Due to the East to West sunlight trajectory, the proposed outbuilding could cause slight overshadowing on the neighbour at No. 72 Portland Drive during the afternoon hours of the day. I note that although the proposed outbuilding would be located less than a metre from the common boundary between the site and No. 72, the substantial amount of boundary treatment in the form of an approximately 2 metre high fence and mature planting would aid in mitigating any loss of light for this neighbour. Furthermore, I note that the host dwelling and neighbouring dwelling at No. 72 are on a higher ground level than the land where the outbuilding would be located, demonstrating that the outbuilding would not create any overshadowing on this neighbour. From these observations, it becomes apparent that the amenity of the neighbours at No. 72 would not be adversely impacted by the proposed outbuilding.

Although the curtilages of No. 10 and No. 12 Mow Lane adjoin the application site, the substantial distance and oblique angles of their positioning from the site indicate that their light amenity would not be adversely impacted.

There would be no windows incorporated into the side or rear elevations of the proposed outbuilding which would face the neighbours at No. 72 Portland Drive or No. 10 Mow Lane. The windows in the side elevation facing outwards number 68 would be position at a significant distance, and any views of this neighbour would be towards the rear of their garden. Therefore, the aforementioned neighbours' privacy would not be impacted at all. Although a large amount of fenestration would be located on the West facing elevation of the outbuilding, in the form of patio style

doors and large windows, the substantial amount of boundary treatment in the form of mature planting between the site and the neighbour at No. 12 Mow Lane would mean that this neighbours' privacy would not be impacted.

Overall it is considered that the residential amenity of the surrounding neighbours would not be adversely affected.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed outbuilding would increase the number of bedrooms of the dwelling. Despite this, it is clear following the completion of a site visit that the driveway of the dwelling would accommodate enough parking spaces for people inhabiting the dwellinghouse. Additionally, as the proposed outbuilding would be within the rear curtilage of the dwelling, the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Staffordshire County Council highways department have stated that they have no objections to the proposed development.

Thus, the proposed outbuilding would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. The various types of boundary treatments and the substantial distances from the proposed outbuilding at the site would ensure that no neighbouring dwellings are adversely affected. Therefore, the proposed ancillary outbuilding is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 29/06/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council