DELEGATED DECISION REPORT

SMD/2023/0241 **Valid 12/05/2023**	**126 PARK LANE** **KNYPERSLEY**	**PROPOSED SINGLE STOREY FRONT AND REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Impact on Visual Amenity and Design
- Impact on Neighbour Amenity
- Highway Safety

DESCRIPTION OF SITE

The application relates to a detached bungalow located within Knypersley. The property benefits from off street parking to the front with a private garden to the rear. The site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of a single storey extension to the front and the extension of a single storey extension to the rear. The extensions will provide two additional bedrooms. The extensions will be constructed in red/brown brick work with blue/grey roof tiles to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

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

National Planning Policy Framework

Section 11 and 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 04.08.2023
Neighbour consultation period ends:08.06.2023
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

Biddulph Town Council recommend approval subject to no neighbours have valid planning concerns

Severn Trent Waters

No objection

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Biddulph. The Local Plan identifies Biddulph as one of the largest settlements. Policy SS 6 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. As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on visual amenity of the area and impact on neighbour amenity.

Impact on Visual Amenity

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.

The application site is a modest sized detached bungalow. The application proposes a single storey extension to the front and rear of the dwelling. The extension to the front of the dwelling will be visible from Park Lane. The extension projects beyond the principAL elevation by approximately 4.3 metres and has been designed to have

a hipped roof to match that of the main dwelling. The extension would introduce a new feature to the front of this dwelling and would add bulk to the front of the property but would not overwhelm the original dwelling. Whilst extensions forward of the building line are not normally encouraged the dwelling immediately adjacent to the application site, no 124 benefits from a similar extension and has established a new building line within the street scene. Therefore the extension is considered to remain subservient to the original dwelling and would not look out of character in the area.

The extension to the rear of the dwelling would not be visible from the adjacent highway and therefore this element of the scheme would have minimal impact on the visual amenity of the area. Like the front extension is has been designed to have a hipped roof to respect that of the main dwelling. Overall, the extensions are considered to remain subservient to the main dwelling in both size and proposed materials.

Amenity

The only neighbour with the potential to be affected by the development is the neighbour to the west of the application site (as the extensions relate to the west of the application dwelling), no 124 Park Lane. The extension to the front of the dwelling projects beyond the front elevation of the neighbour 124. The extension is adjacent to the driveway of this neighbour and therefore any loss of light would not warrant refusal of the development. When assessed against the 45 degree rule the extension would not have a detrimental impact on the window on the front elevation of no 124.

The extension to the rear is sited adjacent to the garage which would prevent any overlooking or overshadowing of no 124 and therefore this extension would not have a detrimental impact on this neighbour.

Highway Safety

The proposed development would increase the number of bedrooms at the dwelling to four and would reduce the amount of available parking space to the front of the dwelling. However, the remaining parking area would be sufficient for a 4 bedroomed dwelling. As such the development has an acceptable impact on highway amenity.

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

Case Officer: Rebecca Bowers
Recommendation Date: 12.09.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council