DELEGATED DECISION REPORT

SMD/2023/0430 **Valid 08/09/2023**	**ROXBORO 155** **CONGLETON ROAD** **BIDDULPH**	**FLAT ROOF SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the area and the amenity of neighbours.

DESCRIPTION OF SITE

The property is a detached pre-war two storey dwellinghouse. The dwelling is red brick with a hipped roof, use of render at first floor, brick chimney stack, bay windows, and leaded stained glass patterned glazing. Similar dwelling type to its neighbour's in the row within this suburb of Biddulph Town, to the north of the centre.

The 'original dwelling' has a T shape footprint where a two storey outrigger projects centrally at the rear, it appears as though this outrigger could be 'original to the dwelling'. A single storey glazed conservatory extends 3.6m from the rear of the outrigger and brick single storey flat roof additions have filled the corner alcove to the side of the outrigger.

PROPOSAL

To enlarge the dwelling with a single storey flat roof addition that would extend from the dwelling's recessed rear elevation by 7.5 m and the rear of the two storey outrigger by 4.6m. The rear addition would span the full width of the rear elevation and join with the existing flat roof addition that extends beyond the side wall of the original dwelling.

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
SMD/2022/0033 Two storey rear extension. REFUSED (appeal dismissed)
HNT/2023/0009 Flat roof single storey addition. Not permitted.

CONSULTATIONS

Publicity
Site Notice expiry date: 19/10/2023
Neighbour consultation period ends: 19/10/2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: Awaited

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.

Design and impact on the character and appearance of the area
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 SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help").

The single storey addition would be simple in form with a low profile that would reduce its impact and presence below the boundary hedge, when observed by the neighbouring dwellings at the rear. Otherwise the development is concealed from the wider public realm because it is behind the dwelling, its impact on character and appearance of the area and local distinctiveness is therefore limited. Overall the design of the flat roof addition is conventional, advocated nationally by reason of the larger homes permitted development allowances, and subordinate to the scale and character of the original dwelling. There is no conflict with Local Plan Policy DC1 or the design guide.

Amenity Impacts
There have been no objections to the proposal. By reason of the orientation of the

neighbour's property to the north, which angles it's rear elevation away slightly from the shared boundary, there would not be a breach of the 45 degree code in respect of the neighbour's closest adjacent ground floor window.

This is demonstrated on a revised site plan, provided by the applicant, that plots the position of the neighbour's kitchen window and a 45 degree sight line drawn from the centre.

The proposed extension includes 2 high level side windows facing towards the neighbour but the proposal would replace an existing conservatory with glazed side and therefore represents betterment.

In view of the distance to the other neighbour, which lies to the south, no other amenity issues are raised.

CONCLUSION / PLANNING BALANCE

The proposal represents acceptable design that would be compliant with the design guide and policy DC1 of the Local Plan. It would create development that is subordinate to the form, scale and character of the original dwelling and that of the neighbours. There would be no harm to local distinctiveness or the character and appearance of the area.

The development would not unreasonably affect the amenity enjoyed by the neighbouring dwelling and there would be no conflict with policy DC1 of the Local Plan and Council Space About Dwellings guidance.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 02/11/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council