DELEGATED DECISION REPORT

SMD/2023/0312 **Valid 11/09/2023**	**THE BUNGALOW** **160 CONGLETON ROAD** **BIDDULPH**	**INSTALLATION OF NEW CHIMNEY AND 4NO ROOFLIGHTS TO LOFT SPACE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE
The site is comprised of a detached redbrick faced bungalow with grey clay roof tiles with a hipped dual pitch roof. The site is in a generous plot set back along an access road from Congleton Road behind a red brick and timber panel wall. The access road is shared with a neighbouring property also owned by the applicant. The site is not visible from Congleton Road.

PROPOSAL
The proposal is for a chimney which will be constructed from red brick to match existing, and rooflights to the South and West facing roofs. The chimney will be hipped, which will have matching roof tiles on. The main flue of the chimney would match the existing roofline in height, with the chimney pot extending slightly higher. The chimney will be located on the current location for the exhaust outlet for the boiler. The proposal would not be visible from the road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 126; 130
Section(s) 4 – Decision making, 12 – Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None.

CONSULTATIONS

Publicity
Site Notice expiry date: 11/10/2023
Neighbour consultation period ends: 10/10/2023
Press Advert: N/A

Public Comments
None.

Town / Parish Comments
None.

Environmental Health
No response received.

OFFICER COMMENTS

Principle of Development
The proposal is situated in the Biddulph Development Boundary and therefore acceptable in principle.

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 proposal appears to be well designed and would blend with the existing property and surroundings. The site is surrounded by redbrick dwellings with chimneys, and thus this design would contribute to local distinctiveness and harmonise with sense of place. The rooflights present no planning issues.

Amenity
Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future users. SMDC 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 proposal is situated in an area where the principal construction material is brick, and thus would not provide too great a visual intrusion or deviation from its surroundings. The proposal would also not present any issues in terms of overlooking, overshadowing, overbearing effect, noise or light pollution. The rooflights are for light and ventilation into a loft space and therefore present no overlooking issue.

With regard to emissions, the chimney would need to be installed in accordance with current building regulations and therefore no issues are raised.

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.
No impact on parking would result from this proposal, and it is in compliance with Policy T1. Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE
Having considered all of the above, it is recommended the application be approved. 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.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Reuben Berriman
Recommendation Date: 30/10/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council