DELEGATED DECISION REPORT

SMD/2023/0432 **Valid 25/09/2023**	**71 MOW LANE** **GILLOW HEATH**	**SINGLE STOREY FRONT EXTENSION AND REAR. BI FOLD DOOR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The dwelling is in the established residential suburb of Gillow Heath within town settlement of Biddulph. It is the end property in a mews row of four, where each of the end properties bookend the row with a front a gable. All the dwellings are of painted render. The applicant's dwelling has a single storey side addition in the narrow space between the side of the dwelling and the boundary. A bay window has been installed at ground floor beneath a tiled canopy. The original presentation was of a balanced window arrangement centrally placed upstairs and down stairs, access would have original been to the side elevation however, a latter side addition includes a new front door to the side of the elevation.

PROPOSAL

The application proposes a single storey lean to addition that would project from the front into the driveway by two metres. The arrangement of fenestration at ground floor would be altered with a window that would be off set from the one above and include the installation of a new front door, with a narrow garage/store room door to the side.

A plan shows how a single parking space would be retained and that a 45 degree sight line form the neighbour's adjacent window would not be breached by the addition.

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

13/0969/FUL Single storey side extension. APPROVED.

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
Biddulph Area Strategy SS6 makes provision for well designed householder development to meet the needs of the householder.

Design and Impact on Character and Appearance
Policy DC1 of the Local Plan requires all development to 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 existing dwelling is clearly part of an architectural grouping shared between four mews properties, which contribute to and dictate the character and appearance of the area and local distinctiveness in this location. The dwelling at the end of the row, together with the dwelling at the other end, bookend two flat fronted cottages with simple gabled front elevations, both gables present two windows that match up at ground and first floor, with the front door placed to the side. Although there has been some minor alteration to the front of the application property with the introduction of a bay window and a canopy, essentially the arrangement of the gable and its shared character with its neighbour is retained.

The introduction of the ground floor lean to projection would disrupt the continuity and form of the front dwellings simple elevations with a prominent front addition that would project forward proud of the original elevation. The addition would not respect the dominance, form and character of the original dwelling it would be insensitive development and would relate poorly to it. The arrangement of the new ground floor window would not align with the window above with the introduction of a front door.

The development would be harmful to the character and appearance of the area and fail to preserve local distinctiveness. There would be conflict with Local Plan policy DC1 and the SMDC Design Guide 2018.

Amenity
The application submission demonstrates how outlook from the neighbour's adjacent window would not be unreasonably affected by plotting the 45 degree horizontal sight line from its centre. There would be no harm to residential amenity or conflict with Local Plan policy DC1 in those regards.

Highway Safety
The application submission demonstrates that a single driveway space would be retained. The proposal would not increase bedroom numbers. There would be no impact on highway safety or conflict with policy T1 or DC1 in these regards.

CONCLUSION / PLANNING BALANCE
The proposal does not represent good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that is at odds with the original character of the dwelling and that of the neighbours. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 20/11/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council