

DELEGATED DECISION REPORT

SMD/2024/0035
Valid 23/01/2024

82 BROWN LEES ROAD
BROWN LEES

PROPOSED 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 rendered semi-detached dwellinghouse with a hipped roof, it sits in a row of similar dwelling types with relatively narrow spacing between. The dwelling is within the Brownlees suburb of Biddulph Town, to the south of the centre.

The dwelling at the rear faces onto open countryside. There is an existing Upvc conservatory to the rear of the dwelling – existing survey puts the conservatory at 4.5m extending from rear wall and 3.125m wide. The adjacent, non-adjoining, dwelling to the south east (no84) has a lean to brick built addition to the rear.

The adjoining neighbour on the other side does not have any existing additions. The nearest adjacent ground floor window is small and obscure glazed.

PROPOSAL

To replace the conservatory with a brick built single storey addition to the rear that would have a gable and a full pitch tile roof. The brick addition would extend from the rear wall by 4.6m (only very marginally further than the existing conservatory). The brick addition would be wider than the conservatory at 4m, it would be stepped in from the boundary with the adjoining neighbour.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 19th March 2024

Neighbour consultation period ends: 19th March 2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No Adverse Comments

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, however, the design of the brick addition with a tiled full pitch roof is conventional and in keeping 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. The existing conservatory, extending 4.57m from the rear wall, already breaches a 45 degree sight line from the nearest adjacent principal window at the adjoining property. The centre of the neighbour's small kitchen window is about 4.1m from the side wall of the conservatory and 3.1m from the boundary. The proposal would essentially replace the side wall of the

conservatory with a blank brick facing wall in the same position and of the same depth of extension. While the development would replace the light structure of a glazed conservatory with a more solid blank brick wall, there would be less opportunity for overlooking from either side. Given that the neighbour's outlook is already flanked by a full height close boarded fence, which already restricts outlook and screens areas of amenity; there is already conservatory development in place; and the centre of the neighbour's kitchen window is some distance from the boundary and the side wall of the proposal making the breach of the 45 degree horizontal sight line relatively marginal – the affect of the development on the amenity/living conditions of this neighbour would not be unreasonable.

On the other side of the proposal the side wall of the addition would flank the existing brick side wall of the non-adjointing neighbour's lean to addition. The side wall of the proposed addition would not flank or obstruct rear outlook from the neighbour's side. A proposed kitchen window in the proposed side wall of the addition, just 1m from the shared boundary, would face onto the 2m high close boarded fence and the blank brick side wall of the neighbour's addition beyond. This window would not cause overlooking and the applicant's proposed new kitchen space would be well served by patio doors opening to the rear.

The pre-existing living conditions and amenity of adjacent neighbours would not be unreasonably affected by the development and as such there would be no conflict with policy DC1 of the Local Plan.

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 dwellings and there would be no conflict with policy DC1 of the Local Plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14/03/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

