

DELEGATED DECISION REPORT

SMD/2024/0057
Valid 05/02/2024

2 HILLSIDE CLOSE
BIDDULPH MOOR

**REPLACEMENT SINGLE
STOREY REAR EXTENSION
TO CREATE BEDROOM AND
SITTING ROOM. PROPOSED
CONVERSION OF GARAGE TO
BEDROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highways and Parking

DESCRIPTION OF SITE

The site is a red brick detached bungalow with a dual pitched tile roof, and dates from the late 20th Century. The bungalow has a flat roofed side garage and an informal flat roofed side and rear extension, however the garage cannot be used as such as the garage door has been replaced with a personnel door. The site has a driveway measuring approximately 40 metres². The site is in a suburban location in a larger village.

PROPOSAL

Replacement single storey rear extension to create bedroom and sitting room, and proposed conversion of garage to bedroom. Comments on Information submitted: The 1-bedroom property currently benefits from off highway parking on the driveway, and in the garage. The proposal is for the construction of a replacement single storey extension to the side and rear of the property to provide a bedroom with ensuite and the existing garage is to be converted into bedroom.

The proposal will be approximately 2.9 metres to the roof, which is shorter than the existing which has a maximum height of 3.25 metres to the roof ridge. The proposal will be 3.3 metres wide, while the existing is 2.9 metres wide. The proposal will have a footprint of approximately 63 metres² and is slightly larger than the footprint of the existing, which is approximately 60 metres². This represents a 5% increase in footprint from the original.

The proposal is slightly shorter than the existing, with the total length of 11.5 metres, down from 11.65 metres as existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None

CONSULTATIONS

Publicity

Site Notice expiry date: 04/03/2024

Neighbour consultation period ends: 28/02/2024

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Biddulph Town Council Recommend Approval subject to not exceeding size limitations; Councillors have some concerns about overdevelopment.

Staffordshire County Council Highways

Conditional acceptance.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The development is within the Biddulph Moor Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposal will be subordinate to the host dwelling as it does not compete at the roof level, and is set well back from the principal elevation. The proposal has a flat roof, which goes against the Design Principles SPD, however, this is necessary for the proposal to remain subordinate as a pitched roof would compete for dominance with the host dwelling, and look awkward and disjointed. It is also deemed acceptable as it is replacing an existing flat roofed structure with a higher quality development, which will improve the overall visual amenity of the site. The proposal will organise the site by formalising the extension and harmonising it with the existing property by changing the layout and the materials to match the house. Overall, the proposal would comply with policy as it would make a positive addition to the dwelling.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. 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 site is bounded by 1 Wraggs Lane to the south (rear), and 4 Hillside Close to the east. The proposal would not have a greater impact on the amenity of neighbours as it is similar in proportions and stature, and as such there would be impact in terms of overbearing effect or overshadowing. The proposal does not introduce any new windows which would overlook neighbours, and therefore there would be no risk of overlooking as a result of the proposal. As such, the proposal is acceptable on amenity grounds, and compliant with local and national policies.

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.

The property is located on Hillside Close (Road No. D1198), an unclassified road with a speed limit of 30 mph. Hillside Close has footways and streetlighting and serves residential properties. The proposal will see the footprint of the property increase to 3 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The highways consultation refers to the property losing garage parking, however the garage door has been replaced with a personnel door and as such is not used as a garage. Highways also requested to a condition for a parking plan, however this is not deemed necessary as the driveway is approximately 40 metres² has been calculated to exceed the required area to accommodate two vehicles (23.04 metres²). Furthermore, there is a parking area located on Hillside Close immediately outside of the site entrance which could accommodate visitor parking if necessary.

As a result, the proposal does not remove parking availability, but it does add additional bedrooms, although this does not change the minimum parking requirements, which have been met. Therefore the proposal is acceptable on highway safety grounds and meets parking requirements, and complies with Policy T1.

CONCLUSION / PLANNING BALANCE

Overall, the proposal complies with policy, and does not reduce residential amenity for neighbours, and the proposal will improve the site as it will formalise previous development which is not in keeping with the property or the area. The proposal is of a good quality design and materials, and complies with parking guidance. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 02/04/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council