

DELEGATED DECISION REPORT

SMD/2024/0059
Valid 13/02/2024

1 NORFOLK GROVE
BIDDULPH

**PROPOSED TWO STOREY
EXTENSION AND SINGLE
STOREY STORE AND
GARDEN ROOM AT SIDE AND
REAR OF PROPERTY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site is a semi-detached two storey dwelling, with a dual pitched concrete tile roof, driveway, and side and rear garden. The site is located in a suburban location.

PROPOSAL

The proposal is for a two storey side extension and single storey rear extension, which will be set back from the front elevation and below the existing roof line. The proposal also includes a single storey side garden room and store, which will have no internal access to the property. The side extension will be in the same architectural style as the house and material to match existing, and will extend 3.5 metres from the gable end of the existing house. The single storey garden room will extend a further 1.8 metres at the front, with a pitched dummy roof, but due to the shape of the plot it will be at an angle, and therefore wider at the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Biddulph 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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 28/03/2024

Neighbour consultation period ends: 27/03/2024

Press Advert: N/A

Public Comments

None received.

Biddulph Town Council Comments

Recommended Approval subject to extension not exceeding 50% of original floor area.

Staffordshire County Council Highways

No comments received.

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 site is within the Biddulph Development Boundary, where development which meets the needs of local residents will be supported. Therefore the development is 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. In this case, the style of the

proposal is in keeping with the parent building, as well as the neighbouring properties, and therefore would not be dominant or out of place in the street scene.

The development is within the development boundary and in a suburban setting, and the proposal remains subordinate to the parent building. While the Town Council have requested that the extension remains below 50% of the original floorspace, the two storey side extension is approximately 56%. This is not considered to have a severe impact on the dominance of the parent building as the proposed is set back and down from the roof and principal elevation. An existing but not original rear extension was not taken into account for the floorspace of the original building. It is noted that there are several other examples of two storey side extension in the locality, and the proposed extension will reflect these similar extensions. Overall the two storey element would appear subordinate to the host dwelling.

The proposed single storey side extension garden room does significantly increase the floor space percentage, however as it is single storey and not dominating, and behind an existing five foot fence, it is deemed on balance, acceptable in design terms. Although it has a flat roof which is not generally supported, due to poor design, this property has Permitted Development rights intact, and a similar single storey structure could be built under Class E, albeit in a different location in the rear garden. However it is considered that the proposal is more sympathetic with the style of development in this area, and therefore preferable to a Class E development.

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 No.3 Norfolk Grove to the north west, Nos. 2 and 4 Sawyer Drive to the south west and number 2 Norfolk Grove to the north east. The proposal would not have an impact on the neighbour at No.3 due to the siting of the proposal on the south eastern side of the property. In respect of numbers 2 and 4 Sawyer Drive, the proposal does not extend back beyond the existing rear elevation of the property, and so therefore the amenity impact to the neighbours on Sawyer Drive would remain unchanged. The proposed rear windows in the two storey side extension would be positioned 21m from these neighbours and both windows would serve a dressing room and en suite. In respect to number 2 Norfolk Grove, the front facing first floor window would be positioned near 20m from their front facing windows. This distance is considered to be acceptable. The proposal would not overshadow any neighbouring properties. Therefore, the proposal would not harm the residential amenities of any surrounding neighbours and is acceptable on amenity grounds.

Highway Safety

Paragraph 108 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 proposal would add an additional bedroom, and remove parking availability, however, the plans can demonstrate three parking spaces, which is in line with the SMDC Parking Guidance. Therefore, the proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle as it is within the development boundary, and is acceptable on highways and amenity grounds. In design terms, despite the overall proposal being larger than what would be typical, on balance, it is in keeping with existing developments in the surrounding area, and the two storey element of the proposal is in keeping with the property. The single storey element of the proposal is diminutive in stature and therefore not overbearing in the street scene or in relation to the parent property. Therefore, the recommendation is for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 07/05/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council