

DELEGATED DECISION REPORT

SMD/2024/0101
Valid 29/02/2024

SYCAMORE HOUSE
28 LEEK LANE
BIDDULPH MOOR

**PROPOSED TWO STOREY
EXTENSION TO FRONT
FACING GABLE END,
ALTERATIONS TO
LANDSCAPING AND RE-
CLADDING OF DORMERS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Drainage

DESCRIPTION OF SITE

The site is a three bedroom two storey detached red brick dwellinghouse, set back from the highway. The site is in a suburban village setting.

PROPOSAL

The proposal is for a two storey extension, to be built with materials and an architectural style to match the existing building. The proposal is to extend from the gable end of the property, which faces the highway. The proposal will add an additional bedroom. The proposal is to match the roof ridge and eaves height of the existing house, which is 7 metres and 4 metres respectively. The proposal will extend 3.5 metres from the existing gable end of the property.

Revised plans were requested, which brought the proposal in from 4 metres to 3.5, and replaced exterior cladding with brick to better match the host and neighbouring properties, and to keep the extension proportionate with the existing development. The initial plans also showed a car port which has now been removed from the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/1986/0561 (OLD REFERENCE: 86/00004/OLDDC. DESCRIPTION:
Outline application for residential development including road and plot layouts.
DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 28/03/2024

Neighbour consultation period ends: 27/03/2024

Press Advert: N/A

Public Comments

One comment, neither objection or support. Raising concerns about groundwater flooding as a result of the development, especially when a garage was extended. If approved who will be responsible and liable to rectify the situation.

Town / Parish Comments

Recommended Approval subject to valid neighbourhood concerns.

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 development is in 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.

Despite the proposal being a front extension, the extension would not disrupt a regular pattern of development, the extension would still retain space between it and the road, and it would still be set back which is a definite character of the area (apart from the adjacent Laneside cottage). The garage to the stone cottage, Laneside would still be the forward feature, and the proposal would not extend in front of the building line with 26 and 24. Revised plans have been received, which improve the design of the proposal and keep it proportionate to the host dwelling, and finish the proposal in materials which match the host building. The extension would be in keeping with the local area and the SMDC Design Guide. For these reasons, the proposal is acceptable in design terms as it would remain in keeping with the area and the host 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 the property known as Laneside to the east, 26 Leek lane to the west, and 6 & 4 Rowan Close to the south. Due to the nature and siting of the proposal, the development would have no impact on 6 & 4 Rowan Close. As the proposal is to the west of Laneside, it must be assessed whether the proposal would have an unacceptable impact in terms of overshadowing and loss of light. It is not considered that the proposal would have an unacceptable impact in this regard, as the proposal is 10 metres from the nearest window at Laneside, which is obscure glazed. The proposal would not have an impact in terms of overlooking, overbearing effect or overshadowing for No. 26 as the proposal is set a good distance away, and the facing wall of No. 26 is a blank gable end.

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 adds an additional bedroom to the property, which would require three parking spaces. The plans show that the site can comfortably accommodate

three cars within its boundary, and therefore the proposal is compliant with Policy T1, and acceptable on highways grounds.

Other Matters

A neighbour has raised concerns relating to the groundwater issues as a result of recent developments and is concerned about the impact of this proposal. The plans show guttering on the proposed extension, which would likely drain into existing rainwater drains on the site. In this regard it is considered unlikely that the proposal would have a substantial impact on groundwater flooding, as the total footprint of the development is just 21.25m². However, any issues relating to groundwater and drainage will be a matter which will be dealt with by Building Regulations. Moreover this application cannot seek to address any previous problems with groundwater and drainage as all planning application are treated on their own merits.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is considered to be of a good standard of design, and would not negatively impact the residential amenity of the area, or highway safety. The proposal is therefore recommended for approval, subject to conditions.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 08/05/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council