

DELEGATED DECISION REPORT

SMD/2024/0143
Valid 26/03/2024

4 SHEBRI MILL HAYES
ROAD
KNYPERSLEY

PROPOSED SINGLE STOREY
ENTRANCE AREA AND
ALTERATIONS TO EXISTING
FRONT GABLE, PROPOSED
SINGLE STOREY REAR
EXTENSION, PROPOSED
RENDER FINISH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is located on a residential street of predominately detached bungalows dwellings all mix in character and appearance. The application site comprises a detached bungalow constructed of cream-brick, brown windows and brown tiled gable roof. There is a small garden that dog legs along the rear boundary of No.2 Mill Hayes Road. There is a detached garage to the rear/ side of the property. There is ample parking to the front of the property that can accommodate at least 2 cars onsite. It sits within the development boundary of Biddulph,

For the purposes of planning policy consideration, the application site is located within the development boundary of Biddulph.

PROPOSAL

Planning permission is sought for the erection of an enlarged front gable entrance, single storey rear extension and rendering to the property. The existing front gable is to be replaced for a larger front projecting gable compassing the main entrance to form a porch. A single storey rear gable extension is also proposed which is to approx. 3m from the rear elevation which will sit closer to the existing garage. The whole of the property is to be rendered in white render with light grey windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Areas Strategy

SS10 Other Rural Areas Strategy

DC1 Design Considerations

DC3 Landscape and Settlement Setting

T1 Development and Sustainable Transport Appendix 2 Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 2/05/24

Neighbour consultation period ends: 29/05/24

Press Advert: N/A

Public Comments

Neighbours	None
Biddulph Town Council Comments	No objection
Highways SCC	No objection
Severn Trent Waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The site lies within the development boundary for Biddulph, whereby Policies SS2 and SS6 seek to focus future growth and to strengthen its role as a service centre.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS6 and SS2 of the Local Plan.

Design and visual impact

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. According to the Sustainable Design & Construction SPD, the siting, size and design of an extension must not dominate the existing building, and should be sympathetic with and appear subservient to the original dwelling.

The proposed changes to the front will be visible from the street scene. However, the impact of the extension is deemed marginal as a front projection already exists of similar roof design, position and scale. The enlarged gable projection and integration of the door sits below the ridge of the main dwelling such that it remains sympathetic with the main dwelling.

Referring to the rear extension, it will match the design, height, width as the front extension so not to appear out of keeping with the overall character of the dwelling. The extension utilises the space between the garage and dwelling to the eastern

side of the main dwelling that is available and as such, does not compromise on the garden amenity beyond the existing rear wall. This element of the scheme is deemed acceptable.

In terms of the alteration to the overall appearance of the dwelling, the proposal will see the existing red brick changed to render, replacement roof tiles from brown to grey concrete tiles and changes to the colour of the window from white to light grey. The well-established residential area is formed of dwellings of varying materials and styles such that the proposed changes would not introduce any incongruous features within the immediate street-scene. Therefore, the scheme is considered to be visually acceptable.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The front extension would not change the current outlook and project onto the public road. The rear extension's opening directly faces the garden and has no side windows to cause any harm to privacy of immediate adjacent neighbours. A condition will be applied to protect the neighbour 2 Mill Hayes (to the north) as there are number of side windows serving this neighbour. Following this, the neighbour's amenity will be maintained.

In terms of satisfactory daylight and sunlight, the proposed extensions will not breach the 45 degree line taken from the rear and front principal windows of both immediately adjacent neighbours as there is sufficient separation distances between these properties. Therefore, the neighbour's amenity will be maintained and accords with Policy DC1.

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property currently has 3 bedrooms and a garage. Internal changes, to convert the 3rd bedroom into a bathroom will reduce the number of bedrooms to 2. The existing detached garage will remain unaffected by the proposal.

The reduced 2-bedroom property has sufficient parking for a property of this size and meets with Staffordshire Moorlands Parking Standards. The proposal would not have a detrimental impact on the highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 21/05/24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council