

## DELEGATED DECISION REPORT

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**SMD/2024/0285**  
**Valid 14/06/2024**

**HIGHCROFT**  
**WOODHOUSE LANE**  
**BIDDULPH**

**PORCH EXTENSION AND**  
**REPLACEMENT BAY WINDOW**  
  
**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design

### DESCRIPTION OF SITE

The site comprises of a red brick bungalow with a dual pitched tile roof, and its associated domestic curtilage, which includes a detached garage. The site has permitted development rights intact, and an approved HNT for a rear single storey extension. However this is not yet in situ.

### PROPOSAL

The proposal seeks permission for the replacement of a front bow window with a bay window, as well as a new porch. The proposal will replace the hung felt tile above the existing bow window with cedar boarding, and the rounded bow window is to become an angular bay window. The porch would be approximately 3.95 metres to the roof ridge and 2.8 metres to the eaves, and would project 1.25 metres from the principal elevation. The proposed roof tiles would match the existing.

Revised plans have been received to remove the render from the proposal to keep the property brick, in line with the design guides.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles  
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

- Space About Dwellings SPD

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

- HNT/2024/0004. DESCRIPTION: Application to determine if prior approval is required for - Single storey rear elevation extension extends beyond rear wall of original dwelling by 7.9m, maximum height is 2.65m and 2.65m at the eaves measured from natural ground level. DECISION: Householder Notification – Permitted.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 01/08/2024

Neighbour consultation period ends: 20/07/2024

Press Advert: N/A

### **Public Comments**

None.

### **Town / Parish Comments**

None.

### **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 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 design of the proposed development is in keeping with the property in terms of design as the replacement window will not have a significant impact on the character of the property due to the minor changes being carried out. The porch is also in keeping, as it will have a brick base and tile roof to match the existing, and the roof pitch matches that of the forward facing gable on the existing property. Despite wooden cladding not being a traditional material on dwellings in the Moorlands, it is considered that the proposed cedar is a higher quality and more attractive material than the existing felt hung tile, and such timber boarded features are not unusual on bungalows of this type. The proposal is now to be finished in red brick to match the existing, and therefore acceptable in terms of design.

### **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 Avalon to the west, Avondale to the east, and Alma House to the north (rear). The proposed development, due its minimal size and siting away from the boundaries, would have no impact on the amenity of neighbouring properties.

### **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 proposed development would have no impact on highway safety as it does not remove parking availability or add additional bedrooms to the property.

### **CONCLUSION / PLANNING BALANCE**

On balance, the proposal is acceptable as it is in keeping with the locality, and the proposed changes would not have a harmful impact on highway safety, local amenity, and is of acceptable design and materials. Therefore the application is recommended for approval.

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

**Case Officer:** Reuben Berriman

**Recommendation Date:** 08/08/2024

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**