

DELEGATED DECISION REPORT

SMD/2024/0302
Valid 26/06/2024

3 HAZEL GROVE
BIDDULPH MOOR

**PROPOSED EXTENSIONS
AND ALTERATIONS TO
PROVIDE ADDITIONAL
ACCOMMODATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on residential amenity
- Parking arrangement and highway impact

DESCRIPTION OF SITE

Hazel Grove is a small residential cul-de-sac within an established residential area, in the larger village of Biddulph Moor.

The 8 houses along Hazel Grove are a varied mix of dwelling types. The dwellings along the Grove present various different external facing materials red and buff brick, tile hung cladding, and render.

The applicant's dwelling is the smallest of all of the properties, a simple single gable fronted bungalow that is currently rather lost behind conifer hedgerow. The bungalow is built right up to the shared boundary with its adjacent neighbour at no.1 to the west, and to the east there is a driveway space between the side of the bungalow and the two storey side wall of the adjacent neighbour at No. 5 that is built right up to the boundary.

To the west of the applicant's bungalow, the neighbour's dwelling at No. 1, is unique in the locality as a two storey property with a gambrel style roof. The adjacent dwelling to the east is a two storey flat fronted dwelling with a roof line parallel to the Grove and gable side wall facing the applicant's plot.

The dwellings opposite consist of two large dormer bungalows of different types and a wide flat fronted two storey dwelling.

PROPOSAL

The application essentially proposes the addition of a side extension that would occupy the existing driveway space and almost double to the width of the dwelling. A new full pitch dormer roof would be constructed above and across the full width of the side addition and the existing dwelling with a roof ridge parallel to the road and at right angles to the dwelling's existing roof orientation. On the new rear roof slope a large flat roof box dormer would be provided containing a row of four evenly spaced upper floor windows.

The side elevation facing west would be blank facing save for a small upper floor toilet window. The side elevation facing east would be blank facing save for a ground floor study window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Area
DC1 Design Considerations
T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan

DES1 Design Considerations

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16th Aug 2024
Neighbour consultation period ends: 16th Aug 2024
Press Advert: N/A

Public Comments

Three objections have been received, the following comments are made:

- Such a large property and its overall appearance would not be in keeping with the smaller dwellings on Hazel Grove
- Properties in the road have suffered from subsidence necessitating pile driving and rafting
- Additional pressure on problematic drainage
- Disabled people live on the street parked cars on the highway would cause obstruction
- Only 3 parking spaces would be made available, the applicant has a truck and there is concern that this will be parked on the road
- The new gable on left hand elevation will take light from 1 Hazel Grove
- The increase in height would affect outlook from 1 Hazel Grove making it feel crowded

- A window in the new gable end on the left hand side will overlook the stair way window at 1 Hazel Grove
- Four new windows in the rear dormer will overlook 1 Hazel Grove and properties behind
- New dormer on left hand side will be in air space over adjacent driveway
- Disruption during building works
- Larger building and increased hardstanding will affect water run-off and drainage
- No wildlife survey carried out
- Overdevelopment, large number of small rooms could be a house in multiple occupation

Town / Parish Comments

Biddulph Town Council: Awaited

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Jul-2024

Parking for 3 vehicles within the front garden is identified in DRG. No. JPK/24/5206/2 A and meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

OFFICER COMMENTS

Principle of Development

The application site is located within the 'Larger Village' development boundary of Biddulph Moor where, in accordance with Local Plan Area Strategy, householder development of an appropriate scale and form will be supported in principle to meet local housing needs.

Design and Impact on Character and Appearance

Local Plan Policy DC1 requires development to be of a high quality, designed to add value to the area and to respect the site and its surroundings. New development should respect local distinctiveness and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. In respect of alterations it states that 'alterations need to be

undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character’.

The development would significantly increase the height and massing of the existing dwelling. Additions would, rather than appear subservient to the scale and character of the existing dwelling, would dominate it to the effect that the development would have the appearance of a new and different dwellinghouse. Whilst this would be at odds with the design guidance, in this case the larger dwelling would not be at odds with the other dwellings in the row and its height and massing would be not dissimilar to the neighbouring properties either side and those opposite.

In these regards non-compliance with the design guidance would not in this case result in conflict with policy DC1 of the Local Plan. The development would in terms of its impact on the character and appearance of the area, respect local distinctiveness.

Impact on Amenity

The proposed addition would essentially be an extension from the side wall. The additional dormer roof would significantly increase the height of the property and introduce upper floor windows to the rear elevation and a small toilet window in the side elevation.

The only window in the side of the proposed elevation facing west would be a small upper floor toilet window. The neighbour at No. 1 is concerned that this window would have direct sight into their stairway landing window. The landing window is not of principal status or serving a habitable room, however, a planning condition could reasonably require the window to be installed with obscured glazing. The window would not unreasonably affect the neighbour's privacy. The neighbour is concerned about the increased height and massing of the new gabled side wall on the boundary. The new side wall of the dwelling would align with the side wall of the neighbour's property, the neighbour does not have any principal windows on the side elevation and their outlook from habitable rooms would not be affected.

The dwelling on the other side of the applicant's property, presents a two storey blank facing brick wall. A proposed ground floor study window would not be a principal window and it would face onto the neighbour's blank wall, it would not overlook the neighbour's property or into any of the neighbour's windows.

By reason of different footprint orientations the rear wall of the applicant's bungalow is stepped some 5m metres behind that of the adjacent neighbour to the east at No. 5. The impact of the side wall is currently mitigated because it is a small bungalow wall and it is set in from the boundary, the other side of a driveway gap.

The development would occupy the driveway gap and the proposed side wall would be built close to the boundary on the east side and would extend beyond the rear wall of the neighbour's dwelling by almost 5m. As a large gable to a sizeable dormer bungalow the side wall would introduce significant height and mass on the boundary. The side wall would overshadow the neighbour's conservatory and an area of their garden closest to their home. From windows within the neighbour's rear elevation and prime areas of their garden the side wall would appear unreasonably obtrusive and overbearing.

The rear facing upper floor windows would have outlook onto a garden depth of less than 11m and would be just 17m from facing ground floor windows on the rear elevation of the bungalow behind the property. Space About Dwellings guidance requires a separation distance of 24.4 m between rear elevations of dwellings with three or more bedrooms and dwellings with one or two bedrooms. The new windows proposed at first floor would be large and numerous, although the relationship between opposing windows in the rear elevations would be somewhat offset, overall the new windows would have unreasonable and imposing outlook over the hedge and across the whole of the neighbour's rear garden and towards their windows at the rear.

In these regards, the living conditions and amenity of the dwellings at 4 Willow Place, (behind the applicant's property) and 5 Hazel Grove (to the side at the east) would be unreasonably affected. The introduction of large and numerous windows at first floor on the rear of the dwelling would overlook the neighbour's garden behind and face an opposing ground floor window in the rear elevation a much smaller bungalow dwelling. The large dormer gable of the proposed side wall would extend forward of the adjacent dwelling's rear wall by almost 5m, causing unreasonable overshadowing and an overbearing impact.

There would be conflict with Local Plan Policy DC1 in these regards. Local Plan Policy DC1 requires development to be of a high quality, designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, and siting; and protect the amenity of the area, including creation of healthy environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, and privacy.

Highway Safety

The development would provide a parking standard compliant three spaces to the front of the property. As such the highway authority, who acknowledge the proposed increase to bedroom numbers, do not object to the proposal.

There is some concern amongst neighbours that with the additional bedrooms the dwelling might be used for purposes other than that of a family dwellinghouse. The applicant's agent confirms that the applicant has a growing family and that the property is to be used only as a family dwelling, a condition could limit and restrict the use in those regards.

Neighbours raise concern about the drainage of water run-off. The hard surface to the front of the dwelling to provide parking could be provided under permitted development allowances subject to a condition that its surface is free draining or drains to an onsite soakaway. A condition requiring the same arrangements could be applied to any planning permission.

CONCLUSION / PLANNING BALANCE

The proposed householder development would adversely affect the living conditions and amenity of neighbouring properties to the rear (4 Willow Place), and to the side (5 Hazel Grove). Due to the proximity of the neighbour's garden and rear facing window, at the rear, the proposed first floor windows would cause unreasonable overlooking and loss of privacy for that neighbour. Due to the height and massing of the proposed side wall, its proximity to the boundary and the extent to which it would extend beyond the rear wall of the neighbour's rear elevation, the proposed development would cause unreasonable overshadowing and appear unreasonably obtrusive and overbearing from the neighbour's property at the side. The development would fail to respect the site and its surroundings and protect the residential amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, and privacy. In these regards there would be conflict with policy DC1 of the Local Plan and a breach of standards set out in the Council's adopted 'Space About Dwellings' SPG.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 21st August 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council