

DELEGATED DECISION REPORT

SMD/2024/0407
Valid 05/09/2024

1 ENDON DRIVE
BIDDULPH

**SINGLE STOREY SIDE
EXTENSION INCLUDING
INTERNAL AND EXTERNAL
ALTERATIONS TO CREATE
AN IMPROVED ACCESS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a two storey dwelling that sits on a corner plot within a residential suburbs in the town settlement boundary of Biddulph. The property is brick-built with brown concrete tiles. It has previously extended via a single storey side extension and single storey rear extension. There is a wooden shed and greenhouse next to the side extension that sits parallel with Lotus Road.

The dwellings along Endon Drive are made up of a different house types with brick facades and concrete tiles. Majority of the dwellings features lean-to porches with integral side garages.

PROPOSAL

To extend the existing single storey side extension by an additional 2.5m outwards and along the side by 4.2m to 'square off' the utility and w/c. It will be set back 2m from the existing side extension and feature a flat roof that will be no higher than the existing extension. It will comprise of two rear windows with brick headers and back door together with small roof lantern. The shed will be removed and greenhouse relocated.

It will serve a ground floor bedroom with ensuite. The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS6 – Biddulph Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/1984/0835	Extension to form conservatory	Approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 31/10/24
Neighbour consultation period ends: 3/10/24

Public Comments

Neighbour comments	No representatives received
Biddulph Town Council comments	No objection

OFFICER COMMENTS

Principle of Development

The site lies within the settlement boundary for Biddulph, whereby Policies SS6 is applicable. The strategy generally provides for development that enhances its role as a significant service centre by, inter alia, improving the local housing market. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

Design

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. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The applicant's dwelling is on a corner plot at the end of a row of properties with single storey side extensions. The proposed addition to the side extension will accentuate the width of the dwelling and appear somewhat disproportionate against the host dwelling; however, the addition is set back to break up the visual façade and as will be of similar height and scale as the shed it will replace. Furthermore, the site benefits from usable space to the side of the dwelling that is well concealed by the border fencing along the public footpath and therefore, not appear apparent until the observer is in immediate proximity.

The additional features such as a roof lantern and new openings along the rear elevation of the proposed extension are modest and does not detract from the character of the host dwelling.

The proposal does observe principles of good design set out in the Council's design guide, and the would be no undue harm to character and appearance of the area or conflict with policy DC1 of the Local Plan.

Impact to 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 extension should not have any notable impact on the amenity enjoyed by its closest neighbours. There have been no letters of objection received.

There will be no direct overlooking as the extension has no front or side facing windows. The neighbour to the rear of the property known as no. 66 Lotus Avenue would be more than 22m from the new windows and any views in this direct would be obstructed by border fencing and the neighbour's garden shed.

Given the single storey nature of the development and distance from the boundary with the neighbour to the south east, and the intervening existing conservatory, there would be no overshadowing of this property. Due to the intervening roads there will be no overbearing impacts on properties to the other sides

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off road parking (driveway to the rear of the property and detached garage). For a property of 4 bedrooms, 3 parking spaces are required. It is demonstrated from the parking plan and on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property via the front of the garage and to rear garden.

A condition is to be added to ensure the parking is to remain as per shown on the plan in perpetuity to ensure it meets Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted 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 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: 22/10/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council