

DELEGATED DECISION REPORT

SMD/2024/0448
Valid 27/09/2024

28 HIGHFIELD ROAD EAST
BIDDULPH

REPLACE AN EXISTING REAR
CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a semi-detached two storey red brick dwellinghouse, with a hipped tile roof, and its associated curtilage. To the rear of the property is an attached conservatory. The site is in a suburban location within the development boundary.

PROPOSAL

The application seeks permission to replace the existing rear conservatory with one of similar design, occupying the same footprint as the existing. The proposed replacement will have a hipped tile roof with rooflights, and a solid panel wall on the elevation facing the adjoining semi.

The proposed development would not impact upon the protected views as defined in the Biddulph Neighbourhood Plan.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS6 Biddulph 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

Biddulph Neighbourhood Plan

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No objection.

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 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 proposed development occupies the same footprint as the existing rear conservatory, and is similar in appearance with large portions of the side elevations being glazed, albeit with a mostly tiled roof rather than glass, bar the two rooflights. The elevation facing the neighbours to the north east is not to be glazed, but rather be solid panel. The proposed development is considered an improvement on the conservatory it replaces as it incorporates a hipped tile roof to match the host dwelling. Therefore the proposal is 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 26 Highfield Road East to the north east (attached semi), and 30 Highfield Road East to the south. The site backs onto 43 & 45 Highfield Road West to the west. It is not considered that the proposed development would have a greater impact on amenity than the conservatory it replaces. It is therefore considered that the proposed development is acceptable in terms of amenity.

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 proposal occupies the footprint of an existing rear extension and therefore does not remove parking availability at the site, and does not add an additional bedroom. The site can accommodate off street parking, and therefore complies with Policy T1.

CONCLUSION

The proposed rear extension is of suitable design, and has no greater impact on amenity or highway safety in the surrounding area. Therefore the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 22/11/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council