

DELEGATED DECISION REPORT

SMD/2024/0514
Valid 15/11/2024

11 CAMBRIDGE CLOSE
BIDDULPH

PROPOSED SINGLE STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking/highways
- Coal (High-risk area)

DESCRIPTION OF SITE

The application property is a two-storey, semi-detached dwelling, occupying an end of cul-de-sac location. The property benefits from off-road parking, a detached garage and amenity space to the front and rear of the house. Boundaries are marked by blockwork walls and fencing. The surrounding area is predominantly residential development.

For the purposes of planning policy consideration, the application site is located within the Biddulph development boundary. The site is not within any Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

An existing, detached garage would be demolished in order to construct a single-storey side extension to provide a kitchen/dining area, with concertina-style glazed doors to the rear elevation to allow direct access to the rear of the house. Internal alterations would see the space occupied by the existing kitchen/dining area (accessed directly from the front door), being used to provide a WC/cloakroom, entrance hall and part of the new kitchen space. The extension would have a lean-to roof. The plans confirm that all new brickwork and tiles will match those of the existing dwelling.

Following on from officer comment, the proposed plans have been amended to set the extension back from the principal elevation of the existing house and to clarify car parking provision at the front of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS6	Biddulph Area Strategy
DC1	Design Considerations
T1	Development and sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Biddulph Neighbourhood Development Plan (2023)

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Non relevant.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Biddulph Town Council

Recommend approval with a condition that additional parking is considered to compensate for the loss of the drive; sustainable drainage should be included within the development.

Trees (SMDC)

No representations received.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Dec-2024

Personal Injury Records

Current records show there were no Personal Injury Collisions on Cambridge Close within 50 metres of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Cambridge Close (Road No. D1279) an unclassified road with a speed limit of 30 mph. Cambridge Close serves residential properties, it has street lighting but no footway provision. The 3 bedroomed property benefits from a garage and off highway parking that can accommodate 2 vehicles (inclusive of the garage).

Proposal

Proposed Single Storey Side Extension.

Comments on Information submitted

The proposal is for the demolition of the existing garage and replaced with a new single storey extension to the side elevation of the property. The proposed extension will provide a kitchen and dining/leisure room. The 3-bedroom property benefits from parking for 2 vehicles (garage and drive) which is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors. However, the proposed demolition of the garage will result in the loss of a parking space. The submitted plan titled Block/Site Plan shows parking for 2 vehicles which meets with the Parking Standards. It was noted at the site visit that a section of the proposed parking area is currently grass and the submitted plan does not specify the type of material for the hardstanding. I have no objection to the proposal (application number SMD/2024/0514) subject to the following condition.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan titled Block/Site Plan and surfaced in a bound and porous material or a sustainably drained material and kept as intended for the lifetime of the development.

United Utilities

No representations received.

OFFICER COMMENTS

Principle of Development

The application site is located within the Biddulph Town Development Boundary. Biddulph is identified within the adopted Local Plan as one of the three towns within the Staffordshire Moorlands district. Local Plan policy SS6 is relevant in that it provides support for a range of developments within the town, including those related to residential development. There are no 'in principle' objections to the application subject to all other material planning considerations being satisfied; these are discussed within the following report.

Design and visual impact

There are no design concerns. This is a simple lean-to extension, the design of which (at officer request) has been amended in order to set it back slightly from the principal elevation of the dwelling. The set-back improves the design by preventing the risk of brickwork bonding being seen. The recess also allows for the extension to better read as an addition and ensuring a subordinate relationship. The plans show that all new brickwork and roof tiles will match those of the existing house, this is welcomed and can be secured via a condition.

In terms of visual impact the extension will be seen from the public domain, and likely from a number of dwellings surrounding the site. This raises no concerns, surrounding residential development is varied in terms of design and this proposal will not adversely impact upon the appearance of the streetscene within the cul-de-sac. The proposed parking area at the front of the house also raises no concerns. There is an existing driveway at the front and side of

the dwelling so parking that is visible from the street is not an unusual occurrence at this property. The application proposes a second parking space at the front of the house which would result in the loss of some of the lawn however this will not result in any significant streetscene harm.

Neighbour amenity

The application raises no planning objections in terms of neighbour amenity impact. The location of the application site at the head of the cul-de-sac, means that no immediate neighbours within Cambridge Close will be impacted upon in terms of any overbearing relationships. The head of cul-de-sac location and separation distances from properties on the other side of the road, ensures that there are no issues in terms of overlooking by the new kitchen window, indeed there is already a kitchen window within the principal elevation.

Parking/highways

The development would involve the loss of a garage and part of the driveway. Detailed comments from the County Highways officer can be seen earlier within this report, essentially there are no highways objections to the scheme subject to a condition to secure the proposed parking arrangements and a suitable surfacing material (bound and porous or sustainably drained). These requirements are noted to address the comments received from Biddulph Town Council.

Coal (High-risk area)

The application site is located within a part of Biddulph that has been identified as a High-Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

Biddulph Neighbourhood Development Plan (2023)

Biddulph Town Council have referred to their Neighbourhood Development Plan within their consultation response, informing that policy DES1 'Design' is relevant, which reads as follows:

New development must complement the local context and be sustainable. Development must:

- complement the existing character and townscape in terms of scale and massing;*
- complement the established layout in terms of set-back from the road and spacing around dwellings;*
- use high quality, durable materials, to complement the site, character and surrounding context;*
- provide sustainable drainage and permeable surfaces in hard landscaped areas;*
- provide screened storage space for bins and recycling. Authentic, distinctive, site specific architectural solutions will be encouraged, especially innovative designs in terms of building energy performance.*

It is clear that the application complies with the requirements of policy DES1. The proposed extension is of an acceptable scale and mass, it is set back from the road, just behind the principal elevation of the house, uses matching building materials and compliance with the highways recommended condition will address drainage.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions and informative

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 04.02.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council