

DELEGATED DECISION REPORT

SMD/2025/0040
Valid 05/02/2025

1 GRANGE COURT
BIDDULPH

PROPOSED GARAGE
CONVERSION, EXTENSION
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design
- Amenity
- Highways

DESCRIPTION OF SITE

The site consists of a detached red brick dormer bungalow and its associated curtilage which includes a flat roofed detached garage. The site is in a suburban setting on a cul-de-sac adjacent to the A527 on the northern edge of Biddulph. The site is not Listed, nor within a Conservation Area.

PROPOSAL

The application seeks permission for the extension and conversion of the garage to form habitable space. The extension will link the garage to the rear elevation of the host dwelling, and increase the floor area of the garage from approx. 120.7m² to approx. 227m².

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, 109, 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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

Conditional:

The development hereby permitted shall remain ancillary to 1 Grange Court, Biddulph and shall not be sold, let or occupied independently.

REASONS: *To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.*

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 would not greatly alter the appearance of the property in the street scene as the extension would be obscured by the host dwelling – the only change would be the removal of the garage door which will be bricked up with windows. The extension of the garage will be finished in brick to match the existing, with a small section of oak effect composite cladding on the rear elevation. Overall, the design of the garage will be in keeping with the existing development, and subordinate to the host dwelling as it will be single storey. As such, 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 bounds 2 Grange Court to the east, and due to the nature of the development and the siting of the extension on the other side of the existing garage, there would be no adverse impact on neighbour amenity.

Highway Safety

Paragraph 109 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 seeks to add an additional bedroom to the property in the extension, however the parking plan demonstrates three parking spaces, and with a condition from SCC Highways, the proposal is acceptable in terms of highways.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle, in terms of design, amenity and highway safety, with no adverse effects of neighbours or the street scene. Therefore the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 02/04/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council