

DELEGATED DECISION REPORT

SMD/2025/0011
Valid 08/01/2025

190 CONGLETON ROAD
BIDDULPH

PROPOSED TWO-STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Protected trees
- Coal area (low-risk).

DESCRIPTION OF SITE

Number 190 Congleton Road is a detached, split-level, brick-built dwelling positioned on the eastern side of Congleton Road and orientated to face towards the west. The dwelling sits within a rectangular-shaped plot of land and benefits from off-road parking (including integral garage), and generously sized external amenity space. Rear boundaries are marked by timber fencing whilst the roadside boundary consists of a brick wall with decorative railings on top.

For the purposes of planning policy consideration, the application site is located within the Biddulph Town Development Boundary. There are trees at the front and rear of the site which are protected as T21 and T22 under TPO No. BU.3. Trees along the rear boundary are protected as Area 2 under the same order. The site is not within any Conservation Area and there are no listed buildings/structures which need to be considered. The application site does sit within a Low-risk, coal development area.

PROPOSAL

A two-storey, rear extension to infill/square-off a current 'L' shaped footprint. At ground floor level, the extension would allow for the provision of a large dining room which would form open-plan accommodation with the existing lounge. The current dining room would become a home office and would necessitate the addition of a new ground floor window within the side wall of the house. At first floor level the extension would link into a space marked on the plans as 'former kitchen,' the new accommodation would comprise Master bedroom, dressing area and en-suite. The Master bedroom would have direct access to a covered balcony area. All new bricks and tiles would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS6	Biddulph Area Strategy
DC1	Design Considerations
H1	New Housing Development
NE2	Trees, Woodland and Hedgerows
T1	Development and Sustainable Transport

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Biddulph Town Council

No representations received during the statutory consultation period.

Trees (SMDC)

No objections. Two mature Oak trees on the property front garden are protected as T21 and T22 under TPO No. BU.3. In addition, a belt of trees along the rear (east) boundary of this property and adjacent properties is protected as Area A2 under the same TPO. However, the proposed development, being a rear extension infilling into the existing 'L' shape of the dwelling footprint, would be well clear of all these protected trees and would have no significant effect on them. No other trees of particular note or significance would be affected.

I have no objection to this application, and in this particular case no specific temporary tree protection measures during construction and no additional landscaping would be reasonably required; therefore I have no request for conditions to be imposed in the event that planning permission is granted.

United Utilities

No representations received during the statutory consultation period.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Jan-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Congleton Road within 50 metres either side of the property access from 30/12/2019 to 29/12/2022.

Background

The property is located on Congleton Road (Road No. A0527) which is an A classified road, has a speed limit of 40 mph and benefits from street lighting and a footway fronting the property.

Description of Proposal

Proposed two-storey rear extension.

Comment

The proposed two storey extension to the rear elevation of the property will provide a master bedroom with ensuite and dressing area on the ground floor, on the lower ground floor a dinning and play area will be created. The floor plan will increase from 4 to 5 bedrooms. The submitted plans show the proposal will increase the property's floor plan from 4 bedrooms to 5 bedrooms, Staffordshire Moorlands Parking Standards 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.

The property benefits from off highway parking driveway. There is a garage however at 2.7m wide by 4.3m long extending to 4.7m (minimum internal dimensions) it does not meet with the Parking Standards which state a single garage minimum internal dimension should be 3m wide by 6m long. The submitted plans do not show parking for the property however, it was noted at the site visit there is sufficient space within the curtilage of the property (driveway) to accommodate parking and turning for 3 vehicles and therefore meets with the Parking Standards. The proposal will not have a detrimental impact on the adopted highway. I have no objection. (Application number SMD/2025/0011).

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

In design terms, there are no objections to the proposal. This is a simple two-storey, gable design, rear extension which would be added to the rear of the existing dwelling. The extension would 'square-off' a current (roughly) 'L' shaped footprint. The submitted plans inform that all new bricks and tiles would match those of the existing house, a condition could be added to the decision (in the event of an approval), to secure matching materials. The scheme involves the provision of a balcony at first floor level. There are no objections to its appearance, it will be set back so that the main extension roof would become an overhang, and railings will provide a safety barrier.

In terms of visual impact, the extension will have very little impact upon the wider area beyond the application site. The addition may be seen from the gardens of the neighbouring properties, but as the extension is considered to be well-designed, this is not an issue.

Neighbour amenity

There are no material planning objections to the application in terms of neighbour amenity impact. There are likely to be some views into the grounds of surrounding properties, as is often the case with neighbouring dwellings. The dwelling to the north (number 192 Congleton Road) is set further back into its plot than the application property, however, the new extension will be infilling the footprint on its southern side, away from the shared boundary with number 192. There are no concerns in relation to amenity impact upon the dwelling to the south (number 1 Grange Road). The positioning of the dwellings within their respective plots means that there will be no overbearing relationships or direct window to window overlooking.

The proposed balcony is not excessively sized, it is a modest addition to the internal floorspace of the new Master bedroom. The balcony is accessed only off the Master bedroom. This is not a roof terrace

that could be used for group gatherings, which could result in neighbour amenity harm. The fact that the balcony is recessed/under the roof of the two-storey extension means it is less intrusive than might otherwise be the case with a typical projecting balcony and the side walls offer some degree of screening.

Highways

The application proposes the addition of a bedroom which would bring the total number of bedrooms to 4, it is noted that the Highways comments state 5 bedrooms. In any case, a dwelling with 4/5 bedrooms would require off-road parking for at least three vehicles. The County Highways officer has no objections to the application. It is noted that the existing garage does not comply with the dimensions specified within the Council's parking standards, in order for it to count as a single space. The size of the garage is not an issue, there is sufficient space within the curtilage of the dwelling to provide the spaces required to comply with the parking standards. No alterations are proposed to be made to the vehicular access and no part of the proposed extension will remove any space currently used for parking. The Highways officer does not request any conditions to be added to the decision in the event of the application being approved.

Protected trees

There are two mature Oak trees at the front of the property (T21 and T22 under TPO No. BU.3) and a belt of trees (protected under the same order), spreading along the rear boundaries of a number of the Congleton Road dwellings (to the north) and to the south around number 1 Grange Road. The Council's Arboricultural Officer confirms there are no objections to the proposal in terms of any impact upon the protected trees. The officer confirms that no temporary tree protection measures would be required during construction, and no additional landscaping would be reasonably required.

Coal area

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 14.04.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council