

DELEGATED DECISION REPORT

SMD/2025/0091
Valid 28/02/2025

79 LYNESIDE ROAD
BIDDULPH

SINGLE-STOREY REAR
EXTENSION TO FORM
SITTING ROOM AND STUDY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the host dwelling and the character and appearance of the area
- Impact on the amenity of the neighbours

DESCRIPTION OF SITE

Red brick semidetached dwelling – a late 20th century build on the established residential suburb of Brown Lees to the south of Biddulph Town Centre.

The dwelling has tile cladding to the front and is set behind a front lawn and driveway parking space. An adjoining flat roof garage has been built to the side of the dwelling. The dwelling appears in a row of other similar house types.

At the rear the property has a back garden that backs onto the Biddulph Valley Way.

PROPOSAL

To extend the house with an addition that would extend from the rear wall. The width of the addition would extend from a point 900mm from the boundary across the width of the rear elevation to a point close to the outside edge of the flat roof garage.

The addition would have a shallow tiled lean to roof that would attach and have a height point just below first floor windows. Where the roof overlaps the rear of the house and joins to the rear of the garage a small parapet wall would be built onto the top edge of the garage's rear wall to support the lean to roof.

Originally submitted to extend 4m from the rear wall, a revised plan has been submitted to reduce the depth of the extension to 3m to improve impacts on the adjoining neighbour.

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS6 Biddulph Neighbourhood Plan
DC1 Design Considerations
T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan

DES1: Design

DES2: Public Realm, Car Parking and Movement

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/06917/OLDDC Erection of Garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 22nd April 2025

Neighbour consultation period ends: 22nd April 2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No objection subject to there being no breach of '45 degree rule' in respect of neighbour's property.

Staffordshire County Council Highways

Acceptance/no objection

The proposal is for the construction of a single storey extension to the rear elevation of the property to form a sitting room and study. Given the proposed extension it is at the rear of the property it does not adversely affect the current parking arrangement. The proposal will not have a detrimental impact on the adopted highway. I have no objection

OFFICER COMMENTS

Principle of Development

The dwelling is in the town settlement of Biddulph where Local Plan area strategy policy SS6 makes provision for well designed householder development to meet the needs of home owners.

Design and Impact on the Character and Appearance of the host dwelling and the area

The proposed development would affect primarily the appearance of the dwelling's rear elevation. The Biddulph Valley way passes to the rear of the property. It is possible to see glimpses through the hedgerow toward the back of the property - viewed in the early spring, this would become increasingly difficult when the hedge is in full leaf.

From the rear however the development would appear as a simple lean to outrigger that would be subordinate in form and design to the original dwelling. There would be no adverse impacts in those regards.

From the front of the dwelling the small parapet wall at the rear of the garage to support the lean to roof, would be set well back at the rear of the garage. The wall would be

barely perceptible, it would not be intrusive or prominent in the street scene, and would not disrupt or adversely affect the design and form of the original dwelling.

There would not be conflict with the design policies of the Local Plan (DC1) or the Biddulph Neighbourhood Plan (DES 1) in these regards.

Amenity

None of the neighbours have objected to the proposal.

The property is a small semi detached dwelling. At the rear the property is a handed version of its adjoining neighbour. Both have a kitchen at the rear of the dwelling that has a small kitchen sink window close to the boundary and a larger patio style window adjacent. As originally proposed the addition would have extended from rear wall by 4m, the side wall of the addition would have been just 3m from the centre of the neighbour's kitchen patio window. This would have meant that the flank wall of the addition would have obscured a horizontal 45 degree sight line from the centre of both the neighbour's kitchen sink window and their patio window.

To address this, a revised plan has been submitted that reduces the extent to which the addition would extend from rear wall to 3m. This means that the side wall of the addition, 3m from centre of patio window, would not breach the 45 degree sight line from the centre of the patio window. While the sight line from the centre of the kitchen sink window would still be breached, the kitchen has the second, larger patio window that provides the room with light and garden outlook. In these regards there would not be an unacceptable impact on the adjoining neighbour's amenity and living conditions.

On the other side of the dwelling the side wall of the addition would be more than 3m from the centre of a conservatory porch at the rear of the non-adjoining neighbour's dwelling. There would be no breach of the Council's Space About Dwelling guidance in those regards.

With the revised plans the proposal would not cause conflict with policy DC1 of the Local Plan in these respects.

Highway Safety

The application does not propose an increase to bedroom numbers or an alteration or reduction to existing parking arrangements. There would be no impact on highway safety.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not adversely affect the amenity of the neighbours or the character and appearance of the area. No conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 25th April 2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council