

DELEGATED DECISION REPORT

SMD/2025/0120
Valid 19/03/2025

30 RUDYARD ROAD
BIDDULPH MOOR

**SINGLE-STOREY SIDE AND
REAR EXTENSION,
REPLACING AN EXISTING
GARAGE, UTILITY ROOM,
AND CONSERVATORY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Character and Appearance of the Area
- Impact on the amenity of the neighbours

DESCRIPTION OF SITE

The application dwelling is a red brick bungalow, simple in form with a full pitch roof and gable to front and rear. The bungalow is located in the 'larger village' of Biddulph Moor in an area of mid to late 20th century housing development. The bungalow is at the eastern end of a row of similar dwelling types and to the west. Adjacent, to the east, there is a row of two storey dwelling types that are of a similar age and present simple gable fronts.

The bungalow has an adjoining flat roof garage that extends from the side elevation and is set back from the front elevation at the rear of the driveway. The bungalow's original window openings to the front elevation have been altered (carried out as development permitted by the GPDO) enlarged in width and height and installed with an arrangement of black/dark grey window frames with a contemporary arrangement of glazing bars.

The bungalow occupies a sizeable plot with an ample rear garden. It is set behind a paved driveway, that continues to run to the side of the bungalow, and front lawn and boundary dwarf wall to pavement edge.

Some of the bungalows opposite the application site and the two storey dwellings further to the east present varying sections of render and/or cladding as architectural detailing on principal elevations.

PROPOSAL

Further alteration proposed to the front elevation with the introduction of a half section of white render that would be set adjacent to a remaining section of the bungalow's original facing brick.

The enlargement of the dwelling with a flat roof addition that would extend from the side wall by 4m and the rear wall by 4.8. The addition would occupy the far rear/ south-eastern corner of the dwelling and replace the existing flat roof garage.

The addition would be faced with grey vertical composite cladding with a grey aluminium parapet capping that would run into the sloping roof plain approximately 0.7m above the eaves height of the original dwelling.

The addition would provide an open plan kitchen/diner and living room space. The existing three bedrooms would not be increased and although the garage would be removed at least two driveway parking spaces would remain.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Village Strategy
DC1 Design Considerations

Biddulph Neighbourhood Plan

DES1: Design
DES2: Public Realm, Car Parking and Movement

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14/05/2025
Neighbour consultation period ends: 14/05/2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No response within consultation period

OFFICER COMMENTS

Principle of Development

The bungalow is in the larger village of Biddulph Moor. Here Local Plan area strategy policy SS8 applies and makes provision for well-designed householder development to meet local housing needs.

Design and Impact on Character and Appearance of the Area

The proposed development would take on a bold design approach with a contemporary detailing and palette of materials. Particularly, the use of cladding or

composite timber boarding is not specifically supported in the SMDC Design Guide as a facing material traditional to the moorlands and, while there are examples of cladding and render in accent sections in the locality, it is not a facing material that prevails or is used predominantly in the locality. It is also of note that the boxy flat roof addition that runs in at a height in excess of the dwellings original eaves would introduce mass that would appear overly dominant.

The proposals do not represent good design that would be respectful of the original dwelling's size, form, character, shape, and its relationship with the locality. The proposed addition would introduce shape, architectural detailing, fenestration arrangements, use of materials, and mass that would be at odds with, and not relate well to, the original host dwelling and those within the locality. The proposed addition would result in a disjointed building form and would be overly dominant, particularly in respect of the parapet height that would far exceed the eaves height of the original host dwelling. The development would fail to reinforce local distinctiveness and it would be harmful to the character and appearance of the area.

The use of white facing render on the front elevation would be sensitively done, covering a little over half of the elevation and retaining the original facing brick to the remainder. The render would break up what is a rather large dark brick elevation and reflect the spirit of render sections that are used on many of the dwellings in the locality.

However, overall, the proposed development would disrupt and adversely affect the design and form of the original dwelling. There would be conflict with the design policies of the Local Plan (SS8 and DC1) and the Biddulph Neighbourhood Plan (DES 1) and the Design Guide 2018 for the area, and the terms of the NPPF.

Impact on Residential Amenity

The addition extending from the side wall of the dwelling would come within 10m of the adjacent neighbour's two storey blank facing side elevation. The neighbour's side wall contains only one window at first floor – an obscure glazed landing window. The side wall of the addition would contain two kitchen windows that would be 2.5m from the shared boundary with the adjacent dwelling.



Between the windows and the boundary there would be the existing intervening wall and hedgerow, the other side of which is the neighbour's driveway and parking area to the side of their dwelling.



The new windows in the proposed side elevation would not therefore overlook areas of valuable garden amenity or look into any principle window. There would not be an unacceptable impact on the neighbour's privacy. The internal kitchen/diner space of the proposed addition would have other windows facing the rear garden that would otherwise provide outlook and light.

At the rear the applicant has a back garden depth of 16m from the bungalow's original rear elevation to the garden boundary. The addition would extend 4.8m from original rear elevation taking the rear of the proposed addition to 11m of the rear boundary that is shared with the boundary to the side of the neighbour's garden to the rear. The windows on the rear of the proposal would be a Space About Dwelling compliant distance from the garden boundary and would not directly oppose any of the neighbour's windows.

The development would not have an unacceptable impact on any neighbour's amenity and there would not be any conflict with policy DC1 of the SM Local Plan in these regards.

CONCLUSION / PLANNING BALANCE

The proposed development would be an unacceptable form of householder development that would not have an adverse impact on the character and appearance of the area. There would be conflict with the Local Plan Policies listed above.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 15/05/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council