

DELEGATED DECISION REPORT

SMD/2025/0192
Valid 17/04/2025

6 ENDON DRIVE
BIDDULPH

PROPOSED CONSERVATORY
TO SIDE ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consist of a detached red brick bungalow and its associated curtilage, which occupies a corner plot. The site is within a suburban setting within the Biddulph Development Boundary.

PROPOSAL

The application seeks permission for a conservatory to the side of the property, finished in brick to match the existing materials. The conservatory will have a hipped glass roof, and will extend approx. 3.5 metres from the side elevation of the property, and run 8.1 metres down the side length of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 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

- SMD/1978/1561. (OLD REFERENCE: 78/06330/OLDDC). DESCRIPTION: Erection of conservatory. DECISION: APPROVED.
- SMD/1980/1483. (OLD REFERENCE: 89/00145/OLD). DESCRIPTION: Proposed kitchen extension and w.c. DECISION: APPROVED.

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

None.

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. As a single storey side extension, which is set well below the roof level of the host dwelling, and set back from the front elevation, the proposal is considered subordinate, and as it to be finished in materials to match the existing it is in keeping with the host dwelling and surrounding area. Whilst conservatories which are visible in the street scene are not normally encouraged, in this case, it is sufficiently well screened by the tall boundary hedge and it is set down below the level of the adjoining road to the side. It is therefore considered 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 is bounded by 4 Endon Drive to the east, and 16 Endon Drive to the north. However as the proposal is situated on the west side of the dwelling, and there is the applicants own detached garage to the north of the site, the proposal would not impact the amenity of neighbours. The existing boundary hedge and difference in ground levels mean that there would be no overlooking or overshadowing impacts on the properties on the opposite side of Endon Drive. It is therefore considered acceptable in this regard.

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 does not remove parking availability, nor add additional bedrooms. Therefore the proposal is acceptable in this regard.

CONCLUSION / PLANNING BALANCE

The proposed development complies with all relevant local and national policy, as well as adopted SPD/Gs. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 06/06/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council