

DELEGATED DECISION REPORT

SMD/2025/0242
Valid 19/05/2025

22 CARRIAGE DRIVE
BIDDULPH

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Biddulph and lies to the north-east of the town centre on a large modern housing estate. It comprises a modern detached bungalow (with rooms in the roofspace) which is one of a row of similar houses which face Carriage Drive to the east. There are other dwellings to the west to the rear of the site.

PROPOSAL

This is a householder planning application for the widening of a small rear projection to the bungalow, which comprises part of a kitchen. This would be extended across the main back wall of the bungalow by approx. 2.5 metres to accommodate a new enlarged dining area, part of a large open plan kitchen/dining area. The roof would be extended upwards beyond a height of 4.0 metres from ground to ridge (the reason why a planning application is required for the works) and have an enlarged gable. The current back door and small window would be replaced with a set of bi-folds.

The dwelling has recently been refurbished, including a small front extension, further rooms in the roofspace, with new rooflights, upper floor windows in the front and rear facing gables and also the repositioning of the front door to the side along with new external cladding materials, a scheme which is similar to many undertaken to other bungalows on the road. The works were built in accordance with a planning permission granted in May 2021 and are shown on the site photo's. The "Existing Plans" submitted show the bungalow as it was before the works were undertaken and the application does not include the approved drawings of those works.

This new planning application therefore seeks approval solely for the proposed rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0191: Extensions and alterations. Approved in May 2021. Completed.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.7.25

Neighbour consultation period ends: 24.7.25

Press Advert: N/A

Public Comments

One letter of support was received from the adjacent neighbour to the south.

Town / Parish Comments

None.

Local Highways Authority

No objection.

OFFICER COMMENTS

The proposal would lead to an enlarged rear projection which would not project any further rearward and would lead to a raised roof ridge which would still remain lower than the main roof ridge of the house. It would replicate the rear gable form of the existing and have matching render materials and a tiled roof to blend in to the existing. It would remain as a subservient addition to the main part of the dwelling and as it lies to the rear, it would not be visually prominent when viewed from the road and public footpaths. It would not result in any harm to the character and appearance of the modern bungalow or to the surrounding area.

With regard to residential amenity, the enlargement would not lead to any loss of light to the neighbouring bungalows as a sufficient gap would be maintained to each of the side boundaries and would not break any 45 degree lines measured from the rear windows of the adjacent bungalows, in accordance with the Council's Space About Dwellings SPG. The extension would not encroach any more rearward than the current rear projection. Although a much larger opening would be created than the current rear openings, a gap of at least 22m would be maintained between the bi-folds and the rear windows of the two-storey dwelling to the rear in accordance

with the Space About Dwellings standards. The proposal would not lead to an additional harmful degree of overlooking or loss of privacy affecting neighbouring residents.

The proposed drawings show a rear pergola-type structure next to the proposed extension which would not lead to any harms to residential or visual amenity.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and therefore complies with the Council's adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 24.7.25

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council