

DELEGATED DECISION REPORT

SMD/2025/0168
Valid 31/03/2025

**GREENWAYS RUDYARD
ROAD
BIDDULPH MOOR**

**DEMOLITION OF EXISTING
DWELLING & CONSTRUCTION
OF NEW-BUILD
REPLACEMENT DWELLING
AND DETACHED DOUBLE
GARAGE (SELF-BUILD)**

(FULL - MINOR)

MAIN ISSUES

- Design and Visual Impact
- Amenity
- Highway Safety
- Biodiversity Net Gain

DESCRIPTION OF SITE

The site consists of an existing two storey render and tile dwellinghouse and its associated curtilage, situated in Biddulph Moor ward. The site is within the Biddulph Moor Development Boundary, where positive development is encouraged to be concentrated. The domestic curtilage of the site is blanketed by open greenbelt countryside land to the East and South. A row of dwellings comprising a section of Farmside Lane border the Western section of the curtilage, consisting of No. 52, No. 54, No. 56, No. 58, No. 60, No. 62, No. 64, No. 66 and No. 68. The Rudyard Road highway runs adjacent to the Northern curtilage boundary of the site.

PROPOSAL

The proposed development comprises the demolition of an existing dwelling and construction of a new-build replacement dwelling and detached double garage (self-build). The replacement self-build dwelling would be occupied by the applicants, Mr and Mrs Nevill.

The main body of the new dwelling would have a pitched roof; the principal elevation would incorporate a two storey projecting gable and a single storey lean to structure, and the rear elevation would incorporate a two storey projecting gable and a single storey flat roof structure. The new ground floor accommodation comprises of an entrance hall, plant room, boot room, WC, lounge, open-plan kitchen, dining and sitting area and a utility room. At first floor level there would be a landing area, three bedrooms (the master room incorporating a dressing room, ensuite and balcony), a bathroom, a study and a storage room.

The proposed detached double garage would have a width of approximately 6.78 metres and a depth of 6.78 metres. It would have a simple pitched roof, with a maximum height of approximately 3.56 metres and an eaves height of 2.22 metres (measured from the highest natural ground level).

The replacement dwelling and double garage would be constructed from materials which would complement the existing dwelling at the site, including white / off-white render, natural Staffordshire gritstone, flat profile concrete tiles and anthracite grey UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
H1 New Housing Developments
DC1 Design Considerations
T1 Development and Sustainable Transport
NE1 Biodiversity and Geological Resources
Appendix 2 Parking Guidance

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 2 – Achieving sustainable development, 5 - Delivering a sufficient supply of homes, 11 - Making effective use of land, 12 - Achieving well-designed places

Biddulph Neighbourhood Development Plan Referendum Version December 2023

HOU1: Housing
DES1: Design

Design Principles for Development in the Staffordshire Moorlands

New Dwellings and extensions to Dwellings

Staffordshire Moorlands Design Guide SPD

Part 3 – New Development – Designing in Context

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 24/05/2025

Neighbour consultation period ends: 23/05/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Councillor Garvey and Councillor Jones declared they know the applicant. Councillor Yates also declared he knew the applicant.

No adverse comments. Proposed by Councillor Yates; seconded by Councillor Jackson. Approved. Councillors Jones and Garvey abstained from the vote.

Staffordshire County Council Highways

The proposed development is replacement of existing with a new larger dwelling in size and not necessary an increase of number of bedrooms.

Double garage is proposed which is in line with the acceptable guidelines on size.

The development will not severely impact on the local highway network.

Recommendations

I have no objection subject to the following being secured via conditions.

Environmental Health

The Environmental Health Department have no objection subject to the following conditions being applied to any permission granted.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Biddulph Moor. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Local Plan policy SS8 identifies Biddulph Moor as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Local Plan policy H1 also confirms support for residential development, stating that 'Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies.' Policy HOU1 of the Biddulph Neighbourhood Plan states that self-build housing is particularly welcomed in the area.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The material planning considerations which need to be assessed in relation to the proposed works include design, neighbour amenity, highway safety and biodiversity net gain.

Design and Visual Impact

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. Policy DES1 of the Biddulph Neighbourhood Plan sets out that development must be well designed and complement the local context in terms of height and massing. Development must also use high quality, durable materials, to complement the site, character and surrounding context.

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 Principles SPG outlines the Council's expectations in respect of design and states that new dwellings should relate to existing buildings in terms of scale and proportion, massing and materials and should derive their inspiration from local tradition. The Council's Design SPD outlines the Council's expectations in respect of design and states that a new building should respect the scale of those surrounding it and be well proportioned.

Nearby properties along Farmside Lane are generally detached bungalow dwellings with pitched and gable roofs, these properties have a similar appearance to one another in that the external finish is predominantly brickwork and tiles. The properties are generally of similar sizes and design, sitting within similar sized curtilage plots.

More varied dwelling designs (including size, shape and materials) are found beyond the application site, including further along Farmside Lane and along Rudyard Road.

The proposed dwelling is of a different size and scale to the majority of those within the more immediate surrounding area; being a larger two storey dwelling which sits within a generous, larger curtilage plot. Despite the surrounding context of the site, the existing building at the site is a two storey dwelling, therefore the replacement of this with a two storey dwelling is considered appropriate in this instance. Notably, the replacement dwelling is larger than the existing dwelling in its size and scale size. Regardless, the dwelling is sited amongst a generous, spacious plot. Therefore in the context of the land surrounding it, the replacement self-build dwelling is not considered to be overdevelopment.

The proposed single storey structure to the rear of the self-build would have a flat roof. Although flat roofs are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the flat roof structure would not form a prominent addition in the area and when viewed from the street scene. The flat roof structure would be located to the rear of the replacement dwelling, tucked away behind a two storey projecting gable also to the rear of the dwelling, thus it would not be visible at all from the wider public domain. On balance, although the proposed flat roof element of the self-build would conflict with the Design Guide SPD, its' lack of visibility from the wider public domain would not result in a visually harmful addition to the dwelling.

The fenestration of the proposed self-build dwelling would predominantly have a horizontal emphasis, reflecting the horizontal emphasis of the fenestration on the existing dwelling. However, three vertically emphasised windows would be installed into the principal elevation of the self-build (two at ground floor level and one at first storey level), as well as an apex window on the rear elevation. Whilst vertical and apex windows are not featured on the existing dwelling, there is arguably not an immediate street scene context which the self-build should harmonise with. The dwelling is substantially set back from the Rudyard Road highway and sited behind the row of bungalows on Farmside Lane, therefore the vertical and apex windows would not be largely visible from the wider public domain.

The simple silhouette of the proposed garage outbuilding with a simple pitched roof course would complement the host dwellinghouse, thus it is considered appropriate in this aspect of its design. The maximum and eaves heights of the garage would clearly be lower than the parent dwelling, indicating that it would be subordinate to the parent dwellinghouse. I note that although the garage would be of a large footprint, any size footprint of an outbuilding is permissible under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. This is provided that the total area of ground covered by buildings (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage. Therefore, the garage would not compete with the proportions of the host dwelling, as it is clearly read as an outbuilding for the ancillary use of the host dwelling. Thus, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed self-build dwelling and garage would match those used in the construction of the existing dwelling. White / off-white render, natural Staffordshire gritstone, zinc cladding, flat profile concrete tiles and anthracite grey UPVC have been proposed to be used in the construction of the proposed new dwelling and garage.

Notably, zinc cladding is not a typical or traditional material used in the construction of dwellings in Staffordshire Moorlands, thus it is not usually considered appropriate. Whilst another example of the use of zinc cladding has been presented to the Council (SMD/2019/0253 - new-builds on Barrage Road, Biddulph Moor at a former cattery), it is considered that this case has a different context and design approach to that development. The Barrage Road development included purposely designed buildings to reflect an agricultural character, whereas in the case of the current application, it is a new build dwelling which does not have an agricultural design.

The applicants have presented the alternative option of composite cladding to the Council, as composite cladding can be viewed featuring on the front elevations of dwellings along Farmside Lane. Officers believe that composite cladding would have a similar appearance to zinc cladding and therefore, do not consider that this would be an appropriate alternative.

On balance, the proposed zinc cladding would not be considered acceptable in this instance and would be considered to detract from the character of the dwelling and area. Thus, a condition has been added to the decision notice to prohibit the use of cladding on the self-build dwelling.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 sits within the immediate context of a row of dwellings comprising a section of Farmside Lane: No. 52, No. 54, No. 56, No. 58, No. 60, No. 62, No. 64, No. 66 and No. 68.

Notably, the site sits amongst a generous, spacious curtilage plot. The replacement self-build dwelling would be substantially stepped off the common boundaries between the site and the neighbours at No. 52, No. 54, No. 56, No. 58, No. 60, No. 62, No. 64, No. 66 and No. 68 to mitigate any detrimental loss of light or overshadowing from occurring. Upon completion of a site visit and assessment of the plans submitted, it is clear that there would be no 45 degree angle breaches from the

proposed dwelling to any habitable fenestration on the adjoining neighbouring dwellings on Farmside Lane.

The proposed single storey detached garage sits within closer proximity to the dwellings (approximately 9.70 metres from the closest rear elevation of a neighbouring dwelling). This being said, it is considered that this is a substantial enough distance to eradicate detrimental overshadowing as a result of the erection of the proposed garage. Furthermore, the single storey nature of the building would not be considered to have an overbearing impact on the neighbours. Therefore, the light amenity of these neighbours would not be impacted by the proposed replacement self-build dwelling and detached garage, as no overshadowing would occur on any habitable windows.

The South-West facing rear elevation of the new dwelling would face towards the neighbours at No. 52, No. 54, No. 56, No. 58, No. 60, No. 62 Farmside Lane. Whilst there would be a large amount of fenestration on this elevation, the rear elevation is located 22 metres plus from the rear elevations of all of these neighbouring dwellings. A 22 metre distance is considered sufficient to comply with the fenestration separation standards set out in the Staffordshire Moorlands Space About Dwellings SPD. Only one roof light would be positioned on the North-West facing elevation which would look towards the neighbours at No. 64, No. 66 and No. 68 Farmside Lane. As roof lights are positioned above natural eye level, the proposed roof light would not be considered to cause any overlooking on these neighbours. There would be no side or rear windows on the proposed detached garage which would face towards the adjoining neighbours on Farmside Lane, thus their privacy amenity would not be impacted.

Notably, a balcony would be located on the South-West facing rear elevation of the replacement dwelling. This being said, it would be tucked away behind a projecting two storey gable to the rear of the dwelling. Therefore, no overlooking would occur on any neighbours as a result of the proposed balcony.

It is noted that no neighbour objections have been received.

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 should 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.

Staffordshire County Council have stated that the development will not severely impact the local highway network. Whilst the replacement dwelling is of a larger size than the existing dwelling, it does not seem that there would be any additional bedrooms. Therefore, no additional parking spaces would be required for the number of people inhabiting the dwellinghouse. Regardless, there is a plentiful amount of off-highway parking space including a proposed double garage at the site to accommodate.

Thus, the proposed development is compliant with Policy T1.

Biodiversity Net Gain

Policy NE1 of the Local Plan aims to ensure that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development.

All development is now expected to deliver at least a 10% increase in biodiversity value unless exceptions apply. One of the exceptions is for self-build dwellings, this is what has been applied for (confirmation on the application form). The architect has confirmed that the first occupants will be Mr and Mrs Nevill. Mr and Mrs Nevill are named on the application form as the applicants. An appropriately worded condition can be included in order to secure occupancy.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon the character of the host dwelling, wider area, neighbour amenity and no overall impact on highway safety, it is deemed acceptable under planning policy. Zinc and composite cladding are not traditional materials used in the construction of dwellings in Staffordshire Moorlands, thus they are not considered acceptable material options. A condition has been implemented to ensure that notwithstanding the details submitted, zinc or composite cladding shall not be used on any external elevation of the dwelling hereby approved. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 10/07/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council