

DELEGATED DECISION REPORT

SMD/2025/0043
Valid 18/02/2025

3 HIGHFIELD PLACE
BIDDULPH

SINGLE-STOREY SIDE / REAR
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal (low-risk area)

DESCRIPTION OF SITE

The application site is number 3 Highfield Place Biddulph, a two-storey, hipped roof, brick and tile dwelling sat within a well-established residential area. There is external amenity space to the front and rear of the house with the rear ground being laid to patio and grass.

For the purposes of planning policy consideration, the application site is located within the Biddulph Town Development Boundary, it is also within a low-risk, coal development area. The site is not within any Conservation Area and there are no Listed buildings, listed structures or protected trees that need to be considered.

PROPOSAL

A single-storey, brick and tile, side/rear extension to form an office space which is accessed internally via a utility room. Sliding, glazed doors would allow access to the rear garden area. The extension would have a rectangular-shaped footprint and shallow-pitched, hipped roof.

The proposed scheme has been amended since the original submission. The scheme is now much reduced from the originally proposed rear extension which would have spanned the full width of the house, and the extensions which were proposed to the front and rear of the existing ground floor side section. For the purposes of clarification, the plans now being considered are listed as follows;

- EXT01 – 20 – 001
- EXT01 – 20 - 002 Rev 01;
- EXT01 – 20 - 003 Rev 01;
- EXT01 – 20 - 004 Rev 02;
- EXT01 – 20 – 005 Rev 02.
- Location Plan.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Biddulph Neighbourhood Development Plan (December 2023)

National Planning Policy Framework

Including sections;

- | | |
|----|--|
| 2 | Achieving sustainable development |
| 6 | Building a strong, competitive economy |
| 12 | Achieving well-designed places |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received within the statutory consultation period.

Biddulph Town Council

The following representation was received in relation to the original submission

It was agreed to oppose this application as there are concerns regarding the car parking and access. The application does not comply with the Neighbourhood Plan.

Revised scheme - No adverse comments.

Highways (Staffordshire County Council)

The following consultation response was received in response to the originally submitted scheme.

Site Visit - 04/03/2025

Personal Injury Records

Current records show there were no Personal Injury Collisions on Highfield Close within 50 metres either side of the property from 30/12/2019 to 29/12/2022. Highfield Place is private, Staffordshire County Council do not hold PIC data on private roads.

Background

The property is located on Highfield Place a private road. Highfield Close (Road No. D1284) to the rear of the property is adopted highway, it is an unclassified road with 30mph speed limit and has footways and streetlighting. Both roads serve residential properties. Highfield Close is narrow with footways on both sides. The property has a vehicle access crossing and gates off Highfield Close. It was noted at the site visit that several residents have also made provision for parking to the rear of their property off Highfield Close. The parking area to the front of the property, Highfield Place, is a private road and therefore Staffordshire County Council do not hold records of the ownership however it would appear

that the parking area is within a retirement development and under their control. The submitted red outline plan does not show any parking provision within the parking area (Highfield Place).

Proposal

Rear single-storey extension and side single storey extension.

Comments on Information submitted

The proposal is for the construction of a rear and side single storey extension. The proposed extension will provide a bedroom, ensuite, wardrobe, corridor and study. The property footprint will increase from 3 to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plans do not show parking for 3 vehicles, I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each parking space) to accommodate parking for 3 vehicles. I have no objection to the proposal (application number SMD/2025/0043) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the rear garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

Reason

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer

The requested plan conditioned above should provide details of the intended materials for the construction of the hardstanding for the required parking spaces.

OFFICER NOTE

Staffordshire county Council Highways have submitted a second consultation response following on from the receipt of amended plans. The comments are noted as follows;

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Mar-2025

Personal Injury Records

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Background

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Proposal

Rear single-storey extension and side single storey extension.

Comments on Information submitted

The initial proposal has been amended; it is now proposed to construct a single storey extension to the

rear of the existing utility room to provide an office. The proposal does not increase the number of bedrooms at the property. It is considered the proposal would not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2025/0043).

Note to Planning Officer

Revised plan 20-004 Proposed Plans and Elevations.

United Utilities

No representations received within the statutory consultation period.

OFFICER COMMENTS

Principle of Development

The application site is located within the Biddulph Town Development Boundary. Biddulph is identified within the adopted Local Plan as one of the three towns within the Staffordshire Moorlands district. Local Plan policy SS6 is relevant in that it provides support for a range of developments within the town, including those related to residential development. There are no 'in principle' objections to the application subject to all other material planning considerations being satisfied; these are discussed within the following report.

Design and visual impact

There are no objections to the design of the rear extension. This is a simple, rectangular-shaped extension with a shallow-pitched roof. The extension clearly reads as a subordinate addition. The intention to use matching brickwork is welcomed. The drawings do not specify a tile type, but it is stated that the colour would match.

Visual impact beyond the application site would be limited, this is a modestly-sized extension with low level pitched roof. There are no concerns in the event of any part of the addition being able to be viewed beyond the property boundary. It is noted that a similar form of extension has been carried out at number 4 Highfield Place.

Neighbour amenity

The application property is attached to its neighbour to the north-east, number 2 Highfield Place by a single-storey, utility room. The neighbour (number 2) also has the single-storey side feature which contains a small, non-principal window. Further away from the boundary, number 2 has another window within the main rear wall of the dwelling. The neighbouring property is a mirror image of the applicants, therefore this room is highly likely to be a principal room, a kitchen. A review of the 45-degree horizontal angle measurement, taken from the mid-point of this window shows that there would be a slight breach of approximately 60cm (measured on plan view). This breach is very minor and does not indicate that there are any significant issues relating to overbearing development. There are no overbearing matters / objections in relation to impact upon number 2 Highfield Place, the extension is single-storey only, does not sit adjacent to a neighbouring principal window and has a low-level roof. No neighbour representations have been received. It is noted that number 4 Highfield Place has undertaken similar works

Parking

The Highways comments related to the initial scheme but have been included within this report for the sake of clarity. The amended scheme is not proposing any additional bedrooms, therefore consideration of the Councils adopted parking standards is not triggered.

Coal (low-risk area)

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

Other Matters

The comments of Biddulph Town Council are noted. The comments relate to the initial scheme where Biddulph Town Council informed that the scheme did not comply with policy DES2. Policy DES2 relates to parking provision. The Town Council has been consulted on the amendments.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson

Recommendation Date: 14.08.2025.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council