

DELEGATED DECISION REPORT

SMD/2024/0195
Valid 30/09/2024

100 CONGLETON ROAD
BIDDULPH

**APPLICATION FOR
APPROVAL OF RESERVED
MATTERS AS LAID OUT IN
CONDITION 2 OF THE
OUTLINE PLANNING
APPROVAL ALONG SIDE
CONDITION 5. IN RELATION
TO APPLICATION
SMD/2022/0576**

**APPROVAL SOUGHT FOR
SCALE, APPEARANCE,
LAYOUT AND LANDSCAPING
FOR THE DEVELOPMENT OF 1
DETACHED 2-STOREY
DWELLING
(RESERVED MATTERS -
MINOR APPS)**

MAIN ISSUES

- Impact on Character and appearance of the area
- Impact on the amenity and living conditions of neighbours
- Impact on biodiversity

DESCRIPTION OF SITE

The application site comprises a small parcel of land to the south of No.100 Congleton Road, Biddulph. The existing dwelling is a large detached two storey red brick dwelling, orientated so that the front principal elevation fronts Congleton Road, served by an existing private single driveway from the public highway. The application site forms part of the residential curtilage of No.100 Congleton Road, and contains a small ancillary outbuilding. The application form makes reference to the area being formerly used for growing fruit and vegetables. The site is bounded to the west by an area of thick mature vegetation and large trees, which prevents any intermittent views from Congleton Road. The southern boundary of the site is shared with No 86 Congleton Road. The eastern boundary borders the Allotment Gardens; whilst to the south east stand the rear gardens and rear elevations of Nos. 25 and 27 Moorland Road.

PROPOSAL

This is the Reserved Matters application/submission for the erection of a single two storey dwelling. All matters were reserved at outline stage. The outline planning permission granted for a single two storey, four bedroom dwelling to be built on the large garden/allotment area to the side of 100 Congleton Road.

This application for reserved matters approval includes details of access, layout, landscaping, and the scale and appearance of the houses.

The application confirms the proposed vehicular access onto Congleton Road to be an alteration of the existing driveway access that serves the host dwelling. The access would provide a shared driveway.

A revised 'Site Plan as Proposed' (received 29th July 2025), submitted in response to comments from the Highway Authority, confirms the provision of a surface water interceptor, bound material 5m rear of the carriageway, 3 parking spaces for both the host and the proposed dwelling, and visibility improvements at 2.4m x 35m to the north-east.

The original application for reserved matters approval, submitted by a different planning agent, proposed a very large 'boxy' two storey dwelling that would have been positioned very close to the site's rear boundary to the south west. The original submission did not include a landscaping and biodiversity enhancement plan, required as a condition of the outline permission.

Part way through the application process, the applicant changed their agent and appointed the agent that had dealt with the outline approval. Revised plans were submitted that propose a two storey (dormer bungalow/cottage style dwelling) that would occupy a footprint and positioning that would be the same as that of a bungalow approval granted in 2019 (SMD/2019/0319). With revised site plans the applicant confirmed that the proposed dwelling would be a minimum of 4.5m and a maximum of 6.5m from rear boundary.

Later in the application process, under the instruction of the new agent, an Arboricultural Impact Assessment and a Landscaping and Biodiversity Enhancement Plan were submitted. Both documents were revised to take account of, and relate specifically to, the changes that were made with the submission of revised layout plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS6 Biddulph Town Area Strategy

H1 Housing provision

DC1 Design Considerations

C2 Open Space

NE1 Biodiversity

T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan

HOU 1 Housing

HOU 2 Infill Housing
DES 1 Design
DES 2 Car Parking and Movement

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0319 Erection of a bungalow. APPROVED.
SMD/2022/0576 Outline permission for two storey dwelling. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 25th Nov 2024
Neighbour consultation period ends: 25th Nov 2024
Press Advert: N/A

Public Comments

One letter of objection from adjacent neighbour, owner of the host dwelling that does not any longer own the application site.

The 24-060-30_P3 - Proposed Masterplan and the 24-060-40_P3 - Proposed Development Plan and others in the application both have the double drive part of the drawings hard against the existing shed owned by me and there should be a 1m gaps shown in the later document Revised Site and Location Plan PL01F received 29th July that is correct to my understanding. I do not consent to my land being used as part of the driveway.

Town / Parish Comments

Biddulph Town Council: No objection subject to biodiversity enhancement and address of highway concerns

Waste Collection

No issues

Environmental Health

No objection subject to the retention of the EH conditions being retained in relation to any approval.

Staffordshire Wildlife Trust

No objection.

AIA and Landscape and Biodiversity Enhancement Plan has been reviewed.
We have reviewed the Revised Landscape and Biodiversity Enhancement Plan dated July 2025 which builds on a previous Preliminary Ecological Appraisal (PEA) report submitted in relation to outline application SMD/2022/0576 in 2022. We note and welcome the recommended landscape and biodiversity enhancement details and confirm that the information submitted is sufficient to discharge Reserved Matters condition 5. We recommend that the Revised Landscape and Biodiversity Enhancement Plan (July 2025) is implemented in full.

Staffordshire County Council Highways

Holding objection.

Details of water interceptor, visibility splay, and parking for the host dwelling have not been provided. The garage space proposed is less than the standard dimensions to provide an acceptable parking space.

POSITION RELATIVE TO THE CONDITIONS OF THE OUTLINE PERMISSION

(taken in turn below)

Condition 1

For the avoidance of doubt, identifies the location and extent of the red edged site with reference to an approved Site Location Plan numbered PL01A, that was submitted with the application. A Location Plan, with the site outlined in red, appears on the revised 'Site Plan as Proposed' sheet PL01F, submitted as a revision (29th July 2025) during the assessment of the REM application, accords with the location plan approved at outline stage.

Condition 2

Required the submission of 'Reserved Matters' for the approval of the LPA within 3 years from the date of the outline permission. The Outline permission was granted on the 6th Jan 2023. This application for the approval of Reserved Matters was validated on the 30th Sep 2024. The application includes plans and particulars relating to the scale and appearance of the buildings to be erected; the layout of the buildings, routes and open spaces to be provided; accessibility within the site; and the landscaping treatment to be carried out on the land to include surfacing, boundary treatment, planting, hedge treatment and garden arrangements. Condition complied with. The overall acceptability of these details and the Reserved Matters Submission discussed in officer comments below.

Condition 3

Requires the development to begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. In this case 2 years from the date of the last approval of reserved matters will be the later date.

Condition 4

Required the development to be carried out in accordance with the details and plans submitted as part of the Reserved Matters submission or to comply with conditions of the outline permission. A new plans condition attached to a reserved matters approval, to list the new set of plans to be approved and complied with.

Condition 5

The site provides an area of unmanicured garden. Trees and shrubbery create a semi wilded area. This provides habitat and biodiversity. Although the application was submitted prior to the adoption of BNG legislation. The habitat value of the site was recognised under the terms of adopted Local Plan policy NE1 and NE2, and condition 5 required the submission of a 'habitat enhancement plan' for approval as part of the reserved matters submission. A landscaping plan and biodiversity enhancement plan, prepared by a consultant ecologist, has been submitted for approval. The plan has been endorsed by Staffs Wildlife Trust, as consultees, and condition can require the

plan to be implemented and carried out in accordance with the timetable and phasing set out in the plan.

Condition 6

Prohibits the removal of trees, shrubs or hedgerows during the bird nesting season. With connection to landscaping proposals and the biodiversity plan, the Reserved matters submission includes an Arboricultural Impact Assessment, detailing all trees to be retained and measures for their protection during and post construction.

Condition 7

Limits times of operation and noisy activities during the construction process to protect local amenity.

Condition 8

Prohibits the burning of waste on site during construction or the emission of dust beyond the site boundaries.

Condition 9

Requires steps to be taken in the event that unexpected ground contamination is discovered on site.

Condition 10

Controls the quality and source of top soil material that might be transported to site to prevent the importation of contaminated materials.

Condition 11

Controls the installation of artificial lighting to protect amenities and prevent light pollution.

Conditions 7 to 11 continue to form part of the overall planning permission for the site and do not need to be replicated on the Reserved matters approval .

OFFICER COMMENTS

Design and Impact on the Character and Appearance of the Area

The application site is largely concealed and screened by trees and hedgerow boundary. Particularly, a belt of woodland to the side of Congleton Road and the west of the application site conceals it from public view. The garden area to the side of the host dwelling is extensive and would provide for a dwelling of comparable size within similarly spaced plot and curtilage.

The proposed dwelling would be a cottage style dormer bungalow, that occupies the footprint and positioning of a previous approval for a bungalow on this site. The bungalow would be sited in a central location and although positioned side on to Congleton Road, which does not reflect the pattern of development in the area, it would be hidden behind a mature band of trees, which lies outside of the application site. The dwelling would have a total floor area that would be proportionate to the plot which covers an area of approximately 350 square metres (0.3ha). As the proposed dwelling would integrate its two storey floor space, within a dormer bungalow arrangement, it would have a relatively low profile and integrate well between the two storey dwellings

which stand at equal distance to the north and south and would not appear cramped or out of place. The visual appearance of the proposed dwelling is considered to accord with the Design Principles SPD by selecting traditional materials in the form of red brick external walls and a clay tiled roof. The design of the dwelling comprises a simple gable form, and incorporates two equally symmetrical bay windows on the front elevation which stands either side of a small porch. This design is considered to be appropriate for the context of the site. Subject to details of such materials being approved by way of condition, the proposed dwelling is considered to be acceptable with regards to its appearance.

In light of the above analysis, it is considered that the proposed dwelling will be of a high quality design that makes a positive contribution to the site, respects and complements existing neighbouring development, thereby demonstrating compliance with Policies SS1 and DC1 of the Local Plan; Policy DES 1 of the Biddulph Neighbourhood Plan, the 'Design Principles SPD' and the terms of the NPPF.

Amenity

Local Plan Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy. The Staffordshire Moorlands 'Space About Dwellings' SPD provides useful guidance with regards to privacy distances between existing and proposed habitable windows, and minimum space standards for amenity space, to ensure the residential amenity for both current and future occupiers is protected.

The NPPF states that planning should create places with a high standard of amenity for existing and future users. The technical nationally described space standard document (DCLG 2015) deals with internal space within a new dwelling setting out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy, and as such is an important consideration. The required minimum space standards for a single storey two bedroom dwelling is 61 sqm for 3 person occupancy and 70 sqm for 4 person occupancy. The total gross floor area of the dwelling is calculated at more than 70 sqm, thereby achieving the minimum space standards.

Due to the heavy screening present on the western part of the site that would not be affected by the proposal, it is considered that no properties on the western side of Congleton Road would be adversely affected by the construction of a single storey dwelling on the site. The other properties that have the potential to be adversely affected by the proposed dwelling is the existing property No.100 Congleton Road to the north, No.86 Congleton Road which shares the southern boundary of the site; and Nos. 26 and 27 Moorland Road to the south east.

Taking each property in turn:

No.100 Congleton Road is orientated so that the side gable would face the front principal elevation of the proposed bungalow, separated by a distance of approximately 17m.

The rear aspect of this neighbouring dwelling stands approximately 26m distant. The 'Space about Dwellings' SPD requires the distance between habitable windows contained in the front principal elevation of a property and such windows on a flank

wall to be a minimum of 14m. It is considered that a two storey dwelling could be provided with window relationships and separation distances between the proposed and host dwelling that would be compliant with the SPD.

No.86 Congleton Road is a semi-detached two storey property located to the south west of the site which as shown on the proposed Site Plan would have a side elevation that sits some 19m distant from application site boundary with what would likely be the rear elevation of the proposed dwelling beyond that. An area of hard standing separates the side elevation of this neighbouring property with the boundary. It is considered possible to build the two storey dormer bungalow dwelling without unreasonable impact on the privacy of the dwelling to the south and retain suitable levels of amenity and outlook for future occupiers of the proposal. The detail of boundary treatment at the rear of the site is detailed as new hedgerow planting that would further improve the relationship. The side elevation of the neighbouring property contains a single secondary window which would to some degree overlook the rear garden area of the proposed dwelling. However, at a distance of 17m, it is not considered that this would result in significant harm to residential amenity with regards to overlooking, loss of privacy or any other aspect relating to amenity for either property.

To the south east of the site stand No.26 and 27 Moorland Road, a pair of semidetached properties that are orientated at an angle which results in the rear elevations facing the side of the site and what would likely be the side elevation of the proposed dwelling, at a distance of approximately 22m. The rear garden boundaries of these two properties are defined by a timber fence. At this distance it is not considered that there would be any adverse impacts for either the future occupiers of the proposed dwelling or the existing occupiers of these two neighbouring properties with regards to any overbearing impacts, overlooking or loss of privacy, or loss of sunlight. In light of the above assessment, it is therefore concluded that it is possible to provide a dwelling that would not result in any significant harm to the residential amenity for any future occupier or neighbouring property, in accordance with Policy DC1 of the Local Plan, the 'Space About Dwelling's' SPD, and the NPPF.

Ecology and Biodiversity

Local Plan Policy NE1 requires all new development to ensure that no protected species or habitats are adversely affected, and where possible, to ensure that development results in a nett gain for biodiversity; thus reflecting the aims and objectives set out within the NPPF. The site is not covered by any statutory designation however it does contain habitats which have the potential to accommodate a range of species which require protection under relevant habitat regulations.

As such, with the Reserved Matters submission the applicant has followed the phase 1 ecology appraisal with the submission of an Arboricultural Impact Assessment and a Landscape and Biodiversity Enhancement Plan, provided by their ecology consultant.

These documents have been reviewed by Staffs Wildlife Trust as consultees. The Trust do not object and endorse the schemes set out in the plan.

Highway Safety

Policy T1 of the Local Plan requires all new developments to be satisfactorily located where they can be absorbed within the existing highway network and requires all new development proposals to provide off street parking provision in line with the standards set out at Appendix 8. The NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Going on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing dwelling (No.100 Congleton Road) is served by a private driveway that rises steeply from the public highway in an easterly direction. The reserved matters submission confirms that with alteration to the existing access there would be a shared drive arrangement that serves both the host dwelling and the proposed dwelling.

Revision to site layout have been submitted to address Highway Officer comments - the plans confirm the provision of surface water interceptor rear of the footway, visibility splays at 2.4 x35m to the north east, and standard compliant parking provision for both the host and the proposed dwelling.

Development would meet the requirements of Policy T1 of the Local Plan the NPPF.

Other Matters

The third party objection refers to use of the neighbours land as part of the development site / driveway. However, this is a civil matter and not a material planning consideration.

CONCLUSION / PLANNING BALANCE

The application demonstrates that the proposed dwelling would be compliant with the those development plan policies listed above.

An assessment of the application and various material considerations has concluded that subject to appropriate conditions, the proposal is of a suitable design which would not result in any adverse impacts and thus accords with relevant policies contained within the Staffs Moorlands Local Plan; Supplementary Planning Guidance; the Biddulph Neighbourhood Plan; and the NPPF. The application is therefore considered to constitute a sustainable form of development, and in line with Policy SS1 of the Local Plan and paragraph 11 of the NPPF, and is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 30/10/25

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council