

DELEGATED DECISION REPORT

SMD/2025/0407
Valid 08/09/2025

15 NEW STREET
BIDDULPH MOOR

TWO STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt
- Impact on character and appearance
- Impact on Amenity

DESCRIPTION OF SITE

Red brick semi detached cottage in a cluster of dwellings around the New Street/Crowborough Road junction. The property is in the hamlet of Rock End, in the Green Belt, to the east of the Biddulph settlement and the south west of Biddulph Moor.

The application dwelling is a red brick distinctly Edwardian cottage adjacent to a double fronted stone cottage to the north, the adjoining dwelling, to the south, has had a 'contemporary' white render and dark grey PVC 'makeover'.

The rear of the cottage has garden and boundary that immediately backs on to gritstone edge. Original to the property there is a two storey outrigger at the rear, that is shared, crossing the boundary, with the adjoining dwelling with a half gable each side. The footprint is broadly L shape with a corner alcove at the rear, to the side of the outrigger.

The adjacent stone cottage has been extended at the rear with an arrangement of two storey flat roof addition to the side and tiled gabled roof at the rear.

PROPOSAL

To provide a slim, two storey addition at the rear, to the side of the existing outrigger. The addition would square out the footprint and fill the corner alcove. A lean to tiled roof would adjoin the side of the existing outrigger with a shallow pitch.

The plans detail tiles and brick to match the existing dwelling and a blank side wall save for two high level slot windows at ground floor to provide light to a new kitchen diner.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS2 Settlement Hierarchy

SS10 Other Rural Areas Area Strategy

DC1 Design Considerations
T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan
DES1 Design

SMDC Design Guide SPD 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relating to applicant property

Adjacent cottage extended under 05/00986/FUL Rear extension – the approved plans confirm the room layout relating to windows on the side elevation of the neighbour's property.

CONSULTATIONS

Publicity

Site Notice expiry date: 13th October 2025
Neighbour consultation period ends: 13th October 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No response within consultation period

OFFICER COMMENTS

Impact on the Green Belt

The property is in the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear on the closed lists at Chapter 13 of the NPPF.

One of the exceptions is the alteration or extension of a building providing it does not result in a disproportionate size increase over and above that of the original building.

The original building is an Edwardian red brick semidetached dwelling that has not been extended pre or post 1948. The proposed addition would have a slim profile that would sit within a corner alcove. The addition would not result in a disproportionate size increase to either footprint or volume.

Principle of Development

In the other rural areas, outside of the defined settlements, Local Plan policy SS10 provides for well designed and sensitive householder development to meet local housing needs.

Design and Impact on Character and Appearance of the Area

The proposed addition would be a subordinate or subservient addition that would not dominate or alter the prevailing scale and character of the original dwelling. The addition would be discretely positioned to the rear of the dwelling in a slim area of available space to the side of an existing outrigger.

The addition would be built using red brick and roof tiles that match those of the original dwelling. While the pitch of the lean to would be quite shallow and the squaring out of the footprint would remove the dwelling's original arrangement of shape, here, at the rear, the development would be concealed from any public vantage or any view of the street scene or wider environment that provides local distinctiveness. The rear of the property is enclosed with the tight arrangement of properties and their outriggers and the hard edge of the gritstone slab at the bottom of the garden. The would also be next to and reflective of the adjacent neighbour's own slim, flat roof side addition at the rear.

Overall, there would be no conflict of the design policies of the SMDC Local Plan or the Biddulph Neighbourhood Plan (DC1 and DES1) or the Design Guide SPD.

Impact on neighbour's amenity

The proposed addition would not extend beyond the rear of the existing outrigger, it would not be seen by or flank the rear outlook of the adjoining neighbour.

The side wall of the addition would flank and face the side wall of the addition at the rear of the adjacent stone cottage. There are small windows apparent in the neighbour's side wall. There is a planning permission granted for the neighbour's additions in 2005, plans on that file confirm which rooms those windows serve.

At first floor the neighbour's side wall contains a landing and a bedroom window, these windows already have very limited outlook facing on to the two storey side wall of the applicant's dwelling, less than 5m away. The side wall of the addition would close that distance by just 2m. The bedroom also has other rear facing windows that would be unaffected. At ground floor there are two hallway windows that do not serve habitable rooms. The side wall of the addition would be blank facing save for two high level privacy windows that would not overlook the neighbour's hallway windows.

Overall, there would be no unacceptable impact on the neighbour's amenity or living condition and no conflict with policy DC1 of the SMDC Local Plan in these regards.

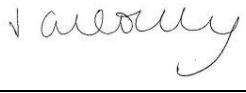
CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not be inappropriate in the Green Belt, harmful to the character and appearance of the area, or impact unacceptably on the amenity or living conditions of either of the adjacent neighbours. The proposed development would comply with the Local Plan policies listed above, the design guide SPD, and the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 03/11/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council