

DELEGATED DECISION REPORT

SMD/2025/0417
Valid 17/09/2025

9 GRANGEFIELDS
BIDDULPH

EXTENSION TO EXISTING
FRONT ELEVATION DORMER
WINDOW

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick, render, cladding and tile dwelling and its associated curtilage, situated in the Biddulph North Ward. The site is within the Biddulph Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings to the East, West and South. Burcot, No. 7 Grangefields lies to the East of the proposed site and No. 11 Grangefields is situated to the West. The rear curtilage of the site adjoins the rear curtilages of No. 25 and No. 27 Grangefields to the South. 18 Grangefields lies to the north. The Grangefields highway runs adjacent to the proposed site along the Northern curtilage.

PROPOSAL

The proposed development comprises a small extension of the existing flat roof dormer on the principal roof plane of the dwelling. The proposed extension to the dormer would allow for more space in the master bedroom of the house. The proposed extension would extend the existing flat roof dormer by approximately 0.98 metres. The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including cladding, flat roofing material and anthracite UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy

DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Biddulph Neighbourhood Development Plan Referendum Version December 2023

DES1: Design

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1982/0276 – Front and rear extensions to form larger lounge, kitchen and porch with first floor bedroom. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/10/2025
Neighbour consultation period ends: 21/10/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Biddulph Town Council.

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. 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).

In compliance with Policy SS6, new development should be directed to the most sustainable locations. The site lies within the town of Biddulph, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

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 main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

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 in terms of good design and that development must be of high quality and provide for a high standard of amenity for existing and future users.

Notably, the streetscape is characterised by dwellings with dormers of all shapes and sizes on their principal elevations, including flat roof dormers. The proposed dormer extension would have a flat roof, which would complement the flat roof of the existing dormer on the host dwelling as well as the dwellings amongst the wider street scene.

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The maximum height of the proposed dormer extension would sit lower than the parent building, running flush with the existing dormer, thus it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed dormer extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Cladding, flat roofing material and anthracite uPVC would be used in the construction of the proposed dormer extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene.

The proposal, by virtue of its size, scale and use of materials 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 application site is bound by Burcot, No. 7 Grangefields to the East and No. 11 Grangefields is situated to the West. The rear curtilage of the site adjoins the rear curtilages of No. 25 and No. 27 Grangefields to the South. Thus, assessment of amenity impact will be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

Due to the smaller size of the dormer extension, it is clear that no shadowing would be caused over any windows of the neighbouring dwellings at Burcot, No. 7 Grangefields and No. 11 Grangefields. As the dormer extension would be on the front roof plane of the dwelling and the neighbours at No. 25 and No. 27 Grangefields adjoin the rear curtilage of the site, it is clear that no light amenity impact would occur for these neighbours. In respect to number 18 opposite the dwelling, this neighbour is positioned 24m from the application site, and therefore would meet the Council's privacy standards (22m). Accordingly there would be no greater overlooking than the present situation.

There would be no side windows on the dormer extension which would face the neighbours at Burcot, No. 7 Grangefields or No. 11 Grangefields, therefore no overlooking would occur over these neighbours. No. 25 and No. 27 Grangefields, which both adjoin the rear curtilage of the site.

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 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.

The proposed dormer extension would not increase the number of bedrooms of the dwelling, instead it would increase the size of the master bedroom. Additionally, as the proposed extension would be on the roof plane of the dwelling, the available off road parking to the front of the dwelling would not be changed or compromised.

The proposed dormer extension would have no impact on highway safety, in accordance with Policy T1.

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. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 10/11/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council