

DELEGATED DECISION REPORT

SMD/2025/0457
Valid 05/11/2025

100 CONGLETON ROAD
BIDDULPH

PROPOSED SINGLE STOREY
SIDE AND REAR EXTENSION
WITH TERRACE OVER SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the host dwelling and the area
- Impact on residential amenity

DESCRIPTION OF SITE

An early 20th century brick villa house on an elevated plot above Congleton Road and the Victorian terraced cottages opposite.

The dwelling is set behind a sloping lawned garden retained at pavement edge by a stone dwarf wall. There is a steep driveway to the side of the property that provides access to parking.

The dwelling presents a striking front elevation to the street scene with balanced and well-appointed architecture that is reflective of its age and size.

The plot shares a rear boundary with Town Council allotments to the east and to the dwelling's side, north facing, elevation, the plot provides ample garden that is enclosed by tree and shrub planting that provides some screening from the public open space beyond.

PROPOSAL

To enlarge the dwelling with a single storey addition that would extend 4.5m from the dwellings side wall. To the rear, the side extension would span the full 12m width of the dwelling's extended two storey elevation and extend beyond the two-storey rear wall by a further 3.4m to form a canopy over existing outriggers at the rear.

The side addition would be built from matching brick and across the north facing side elevation it would contain a full width of glazing.

The side addition would have a flat roof that would provide a roof terrace across much of its area, accessed from the garden via a spiral staircase. The staircase would be positioned to the front, southwest corner of the addition and would sit forward of the dwelling's original front elevation. The top of the flat roof deck would have a height of 3.3m that would align just beneath the sill of the dwelling's first floor windows. The top of a glass balustrade would take total height of the structure up by a further metre, up to the middle of the adjacent first floor windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations

Space About Dwellings SPG
Design SPG and SPD

Biddulph Neighbourhood Plan

DES1 Design
DES2 Parking and public Space

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

95/00323/OLD Two-storey extension to form kitchen with bedroom/bathroom over. APPROVED.

99/00132/OLD Conservatory. APPROVED.

SMD/2022/0576 Outline Planning Permission with all matters reserved for a four bedroom, two storey dwelling. APPROVED.

SMD/2024/0195 Reserved Matters Dwelling. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 29th December 2025

Neighbour consultation period ends: 29th December 2025

Press Advert: N/A

Public Comments

One comment expressing concern about access and parking during the build. Houses opposite rely on street parking, ask that roadside spaces are not occupied by builders etc.

Town / Parish Comments

Biddulph Town Council: No adverse comments. Lack of information relative to sustainable drainage and landscaping.

Staffordshire County Council Highways

Acceptance

The proposal is for a single storey extension to the side and rear elevations of the property. The extension is to be constructed within an area that is currently laid to garden and will create a dining and sitting area.

The number of bedrooms will not increase, nor will the extension reduce the available parking. It is considered the proposal will not have a negative effect on the current parking arrangements.

The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2025/0457).

OFFICER COMMENTS

Principle of Development

The dwelling is in an established residential area, central to the Biddulph Town settlement. Here, the Local Plan strategy SS6 applies. The policy supports well designed householder development to meet local housing needs, providing it relates well to the host dwelling and the character and appearance of the area with compliance with design policies DC1 of the SMDC Local Plan and DES1 of the Biddulph Neighbourhood Plan and the Council's Design Guide SPG and SPD.

Design and Impact on the Character and Appearance of the Area.

SMDC Local Plan Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character of the area in line with the Council's Design Guide SPD.

In particular, new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and, be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

The Council's design SPD requires that:

All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

The existing dwelling has an exposed and prominent front elevation that is apparent from public vantage and has striking quality presence in terms of its architectural detailing, balance, proportions and obvious age. The dwelling therefore, makes a strong and positive contribution to the character and appearance of the area and local distinctiveness. Its front projecting gable, positioned to the left hand side of the elevation (viewed from the road), is imposing and uninterrupted in its presence and prevalence, presenting slim proportions and a steep full pitch gable with deep roof verges.

The proposed addition would adjoin to the side of that gable and, in design terms, prioritise size and function over its appearance and relationship with the host dwelling. The addition would be a large flat roofed boxy addition that would extend from the side wall up to half the width of the original dwelling. The front of the addition would run flush with the front facing wall of the existing gable the top of the brick work and glass balustrade would align at significant height against the architectural detail of the adjacent gable.

The side addition would be overly prominent and it would interrupt and have an awkward dominating relationship with the side of the dwelling and the presence and

proportions of the gable, its most striking feature, and, overall, the balance and proportions of the front elevation.

The development would because of its size, shape, design and use of materials, introduce alien building form in a prominent location where it would relate poorly to the host dwelling and the surrounding buildings. The development would be detrimental to the character and appearance of the area and degrade the positive contribution that the existing dwelling makes to the quality of the environment and the character and distinctiveness of the locality.

The introduction of a large roof terrace at such an exposed position and prominent height, would introduce activity and residential impedimenta that would create visual clutter and untidiness at unusual height and prominence within the street scene.

To the side and front of the dwelling coniferous trees and bushes have been allowed to grow to some considerable height to the extent that they appear somewhat 'overgrown' against the side of the dwelling. Perhaps this has been a deliberate attempt to provide cover and concealment for any proposed development, indeed a small pvc conservatory to the side of the property cannot currently be seen from the front. However, the shrubbery cannot be relied upon to mitigate the adverse effects of the development discussed above. There is no guarantee that the development would not be visible through or above the shrubbery and attempts to control the height and density of the cover through condition would not be practical. It is not particularly desirable to retain the bushes at their current height, they could be considered rather overgrown against the building but could in any event be susceptible to poor health or deteriorating condition that might affect density, height and cover.

This application is therefore considered contrary to Local Plan policy DC1 and Biddulph Neighbourhood Plan policy DES1 and the Design Guide SPD and SPG.

Impact on Amenity

The roof terrace would introduce a massive expanse of useable amenity space at significant height vantage over the smaller properties at a lower level, on the opposite side of the road. The roof terrace would present a significant frontage width to the dwellings opposite. The roof terrace would provide an unreasonable vantage and overlooking opportunity for users of the area and, for the neighbours on the opposite side of the road, there would be a feeling and perception of being overlooked. This would be exacerbated by the ability to hear voices and awareness of movement and activity at a higher level. Overall, there would be an unacceptable impact on the amenity and living conditions of the neighbours opposite the site.

To the side and front of the dwelling coniferous trees and bushes have been allowed to grow to some considerable height to the extent that they appear somewhat 'overgrown' against the side of the dwelling. It does not appear that the bushes are currently of a height that would prevent outlook or overlooking from the proposed roof terrace. Bushes that grow to a height that would prevent overlooking would exacerbate an undesirable 'overgrown' appearance against the side of the building and, presumably, attempts to restrict views from the terrace would not be welcomed by the applicant and would counter the merits and benefits of far reaching views that it is

assumed the applicant wishes to secure. As discussed above efforts to control the height and density of shrubbery cover would be impractical and undesirable. In these regards the development would conflict with Local Plan policy DC1 and Biddulph Neighbourhood Plan policy DES1.

CONCLUSION / PLANNING BALANCE

By virtue of the height, massing, design and siting of the proposed addition relative to the host dwelling, the development would appear unduly prominent, over dominant and disproportionate in scale. The proposed development would result in an alien form of development that would relate poorly to the character and appearance of the host dwelling and appear incongruous and detrimental to the character and appearance of the area and the streetscene. The use of the roof terrace would introduce activity and residential impedimenta that would be exposed and at prominent unusual height, this would make for visual clutter that would appear unsightly and incongruous in the street scene. This application is therefore considered contrary to Staffordshire Moorlands Local Plan policies SS6 and DC1, Biddulph Neighbourhood Plan DES1, the SMDC Design Guide SPD and SPG, and the terms of the NPPF.

The proposed roof terrace would provide unreasonable height vantage and opportunity to overlook the fronts of the dwellings that are at a lower level on the other side of the road. Overlooking and the perception, or feeling, of being overlooked would have an unacceptable impact on the neighbor's amenity and living conditions. The proposal is therefore considered contrary to policy DC1 of the SMDC Local Plan and the terms of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 31st December 2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council