

## DELEGATED DECISION REPORT

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SMD/2025/0500  
Valid 28/11/2025

23 HALLS ROAD  
BIDDULPH

DEMOITION OF ORIGINAL SINGLE  
STOREY STRUCTURE AND  
CONSTRUCTION OF NEW SINGLE  
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Low-risk coal development area.

### DESCRIPTION OF SITE

A hipped roof, semi-detached dwelling positioned on the southern side of Halls Road with its principal elevation facing northwards. There is a garden, patio, deck area and garden shed to the rear. Boundaries are marked by hedgerows and fencing.

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

### PROPOSAL

A single storey rear extension with lean-to roof, spanning the full width of the dwelling. The works would involve the demolition of a brick-built outrigger which appears to be part of the original dwelling. The extension would provide a sitting area, store and WC. Access to the rear garden would be via full-height, glazed doors. A separate window would serve the WC and there would be a rooflight within the newly formed sloping roof.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

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

#### Supplementary Planning Guidance

1. Design Principles for Development
2. Space About Dwellings

#### Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

## 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.

### Biddulph Town Council

No adverse comments. Refer to Planning Officer to determine if fully compliant with 45-degree rule.

## **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 facing brick walls and shallow-pitched roof. The extension clearly reads as a subordinate addition and is not considered to be overdevelopment. The intention to use matching brickwork is welcomed. The architect has advised that Marley Ashmore tiles have been selected as the roofing material for the extension due to the shallow pitch of the roof and them having a similar visual appearance to the tiles on the main roof, colour choice is (smooth) grey. There are no concerns with this choice but, in the event of the application being approved, it is reasonable to consider a condition to secure tiles which have a similar appearance. The tiles condition does not have to specify the tile type, in this instance it (the condition) could be worded along the lines of 'match as closely as possible' or 'have a similar appearance to.'

The proposal will have some visual impact beyond the application site in that the neighbours to each side will be able to see the addition from within the grounds of their properties. Some views of the addition may be possible from the property immediately to the rear. There are no issues with any visual impact, it has already been concluded that the proposed design is acceptable.

### Neighbour amenity

No amenity issues relating to the property to the rear (15 Wrexham Close) due to separation distance, orientation of the dwellings and the fact that this is a ground floor addition only. The dwelling to the east, 21 Halls Road, sits at a higher land level, therefore the addition will not have any overbearing impact upon its neighbour.

Regard is had to the attached dwelling, number 25 Halls Road. The site visit confirmed that the attached dwelling is a mirror version of the applicants, in terms of its window sizes and positionings, as well as the fact that there is also a matching, brick built, sloped roof outrigger. The architect has provided plans to show that the rear extension would not breach the 45-degree horizontal angle measured from the neighbour's nearest ground floor window and also that the height of the addition complies with the vertical angle standard.

It is concluded that the proposed extension is acceptable in terms of neighbour amenity impact.

Low-risk coal development 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 Local Planning Authority' 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.

**CONCLUSION / PLANNING BALANCE**

For the reasons outlined within the report, it is concluded that the proposal is acceptable in terms of principle, design, visual impact and neighbour amenity. Conditional approval is therefore recommended.

**OFFICER RECOMMENDATION :**

Conditional approval.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 09.02.2026.

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**