

DELEGATED DECISION REPORT

SMD/2026/0055
Valid 05/02/2026

16 JUBILEE CLOSE
BIDDULPH

PROPOSED TWO STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick and tile dwelling and its associated curtilage, sitting amongst a prominent corner plot of the street scene. It is situated in the Biddulph East Ward and 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 North-East and North-West. No. 14 Jubilee Close (the adjoining semi-detached dwelling) lies to the North-East of the proposed site. The rear curtilage of the site adjoins the rear curtilages of No. 15, No. 17 and No. 19 Highfield Road East to the North-West. The Jubilee Close highway wraps around the South-Eastern and South-Western curtilage of the site, separating the site from the neighbours at No. 18 and No. 20 Jubilee Close.

PROPOSAL

The proposed development comprises the erection of a two storey side extension. The two storey side extension would accommodate a hobby room, shower room and utility room on the ground floor and an additional bedroom with a dressing room on the first storey. The proposed two storey side extension would have a depth along the South-Western facing side elevation of approximately 6.53 metres, a width of approximately 3.70 metres and set back from the two storey element by 0.7m. The total maximum height of the two storey extension would be approximately 7.24 metres and the maximum eaves height 5.16 metres. The extension would be constructed from materials including black render, Redland Renown roof tiles, UPVC and composite.

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
Part 7 – Details and Materials

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 07/03/2026
Neighbour consultation period ends: 06/03/2026
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Biddulph Town Council.

Staffordshire County Council Highways

The proposal is to construct a 2-storey extension to the side elevation of the property to create a hobby room, shower room and utility on the ground floor and an ensuite bedroom with a dressing room above.

The property footprint will increase from 2 to 3 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plan JPK/26/5389/4 shows a parking area to the front of the property and another parking to the rear.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0055) subject to the following condition:

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 ensuring all development enhances 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. Paragraph 139 of the NPPF states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance, taking into account any local design guidance and supplementary documents, such as design guides and codes.”*

Paragraph 5.5 of the Council's Design SPD outlines the Council's expectations in respect of design and states 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.”*

Paragraph 7.14 of the Council's Design Guide SPD states that *“new buildings should ideally be constructed from the same palette of materials used traditionally in the area. This means for the most part natural stone or brick for walling and Staffordshire blue clay tiles or slate for roofs.”* Paragraph 7.24 of the Design Guide SPD states that *“Lime render was used over porous or inferior rubble stonework to give added protection to the wall. From the 18th century onwards, however, it was sometimes used for aesthetic reasons – to give a building more presence and a smarter appearance closer to the fashionable look of stucco. The use of traditional renders has a role in sensitive locations such as in conservation areas and on listed buildings although they have maintenance implications. Elsewhere, modern through-coloured acrylic render systems may be acceptable in certain circumstances.”*

Paragraph 7.27 continues *“New materials needs to respect the building and its setting. Occasionally, high quality modern materials may be used as a substitutes or replacements for traditional materials in exceptional circumstances where appropriate to the design or setting, provided they harmonise well.”*

Although the proposed side extension would add a two storey element to the

South-Western side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the roof form which would compliment the roof form of the dwellinghouse. The maximum height of the proposed side extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The two storey side extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

Initially, the proposed extension incorporated a set of bi-fold doors into the principal elevation and two long slotted windows, one on the side elevation and one on the rear elevation. Bi-fold doors would be out of character with the horizontally emphasised windows on the principal elevation of the host dwelling. Furthermore, the long slotted style windows on the side and rear elevations were not considered appropriate, as they are not characteristic of the horizontally emphasised fenestration on the existing dwelling. The initial proposals are shown below:



Since this issue was raised with the applicants, a revised plan has been submitted to the Council. The initially proposed bifold doors have been removed from the principal elevation and replaced with a window of the same proportions as the first storey window which it aligns with. Additionally, the initially proposed long slotted windows on the side and rear elevations have been removed and replaced with windows of proportions which are more characteristic of those on the host dwelling. Therefore, the design of the fenestration on the proposed extension is now considered acceptable.

Materials used in the construction of the proposed extension would not match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. The street is characterised of predominantly brick constructed dwellings, setting an established visual character.

Initially, Chesnut Extruda Clad WPC External Wall Cladding was proposed to be used on the external elevations of the proposed extension. As stated in paragraph 7.28 the Council's Design Guide SPD, *"there is no tradition of external timber boarding in Staffordshire Moorlands... Vertical boarding has been used more recently on large agricultural sheds as an alternative to metal sheeting but such*

buildings are regarded exceptions, as the development is seen in the context of traditional buildings or open landscape.” As the host dwelling and surrounding dwellings are constructed from brick, timber cladding would have been completely visually out of character. There is no tradition of timber being used in a domestic setting and therefore this material is considered wholly inappropriate amongst this residential area.

The applicants submitted a document which includes photographs of other properties in Biddulph which have external cladding on the elevations. A lot of the examples provided are not within the immediate vicinity of the site and where cladding is present in closer proximity to the site, it is more so used as a feature panel (predominantly on bungalows), which forms part of the character of the estate / this style of dwelling. In the case of some of the examples provided, there does not seem to be any planning history to indicate that the Council approved the use of the cladding. Paragraph 7.27 of the Council’s Design Guide SPD states that “*new materials need to respect the building and its setting*”. It is not considered that timber cladding would respect the existing building or its setting in the form of the surrounding street scene.

Upon this concern being raised with the applicant, revised plans have been submitted to the Council. Black render, Redland Renown roof tiles, uPVC and composite are now proposed. The applicant has suggested the use of black render to match the existing porch and boundary walls at the property. A black rendered finish to the external walls of the extension would be considered completely and wholly out of character and would not respect the building, its setting within the street scene, instead having a dark, oppressive and domineering appearance.

Notably, the proposed porch extension is not permitted development (it would exceed 3 metres in height) and there is no planning history to indicate that the Council approved the porch or a black rendered finish. Thus, the fact that a black rendered porch is located on the principal elevation is not a reason to warrant the acceptance of a two storey black rendered extension which would have a significant and visually harmful impact on the street scene. Moreover the porch is a single storey extension which does not have the same visual prominence in the street scene as the proposed two storey side extension would have. Therefore, the proposed materials are still not considered appropriate in relation to the existing dwellinghouse or the surrounding street scene.

The proposal, by virtue of the proposed use of materials does not maintain the character of the existing dwelling and wider area and would amount to a harmful addition to the street scene. The proposal would therefore not accord with the provisions of local plan policy DC1, the adopted Design Guide 2018 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 No. 14 Jubilee Close (the adjoining semi-detached dwelling) to the North-East. The rear curtilage of the site adjoins the rear curtilages of No. 15, No. 17 and No. 19 Highfield Road East to the North-West. The Jubilee Close highway wraps around the South-Eastern and South-Western curtilage of the site, separating the site from the neighbours at No. 18 and No. 20 Jubilee Close. Thus, assessment of amenity impact will be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed two storey side extension would be located on the South-Western side elevation. As the neighbouring dwellinghouse at No. 14 Jubilee Close is positioned to the North-East of the site, the two storey extension on the South-Western side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, there would be no adverse impact on the light or privacy amenity of the adjoining neighbour as the extension would not be visible to them.

Notably, the neighbours at No. 18 and No. 20 Jubilee Close sit on a higher ground level than the site. Whilst the proposed two storey side extension would be visible to these neighbours, the approximately 18.90 metre distance between the proposed extension and the principal elevation of these dwellings would significantly mitigate shadowing or overbearing impact. It is clear that the proposed extension would not breach the 45 degree rule to any principal, habitable windows of these neighbours. There would be no windows on the side elevation of the proposed extension which would face towards the neighbours at No. 18 and No. 20, therefore no privacy amenity impact would occur for these neighbours.

The neighbouring dwelling at No. 19 Highfield Road East is approximately 22 metres in distance from the proposed extension. The neighbours at No. 15 and No. 17 Highfield Road East would be located even further in distance from the proposed extension. Therefore, it is clear that no detrimental overshadowing impact, overbearing impact or loss of light would occur for these neighbours. Furthermore, the distances between these dwellings and the site would be enough to comply with the standards set out in the Council's Space About Dwellings SPD, regardless of the addition of two ground floor windows, a part glazed door on the ground floor and a window on the first storey. Consequently, no detrimental overlooking would occur resulting from these window additions and privacy amenity of these neighbours would remain protected.

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 extension would increase the number of bedrooms of the dwelling from two to three. Staffordshire County Council have signposted that the submitted plan JPK/26/5389/4 shows a parking area to the front of the property and another parking area to the rear. The proposed extension would not compromise the available off-highway parking at the site. Thus, regardless of the increase in the number of bedrooms, it is clear that the allocated parking areas belonging to the dwelling would remain sufficient in providing the two off-highway parking spaces which would meet the Councils parking guidelines.

Thus, the proposed 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 refusal. Although the application would have no adverse effect upon neighbour amenity and no overall impact on the highway, the materials used in the construction of the proposed extension are not appropriate. A two storey black rendered extension would have a significantly prominent impact on the street scene, not respecting the host dwelling or its setting. Resultingly, the application is not deemed acceptable under planning policy and the Staffordshire Moorlands Design Guide SPD. Therefore, the proposed development is recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Varley

Recommendation Date: 26/03/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council