

DELEGATED DECISION REPORT

SMD/2026/0084
Valid 06/03/2026

7 FAIRFIELDS ROAD
BIDDULPH MOOR

**CONVERSION OF EXISTING
ROOF SPACE TO HABITABLE
ACCOMODATION, INCREASE
IN RIDGE HEIGHT AND ROOF
EXTENSION TO REAR TO
PROVIDE DORMER**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the appearance of the dwelling and in turn the character and appearance of the Area.
- Impact on the amenity and living conditions of neighbours

DESCRIPTION OF SITE

A cul de sac of mid-20th Century bungalows within the 'larger village' settlement of Biddulph Moor. The applicant's bungalow is at the end of a row of dwellings, all of the same dwelling type. All dwellings have a linear alignment, even spacing, and front elevations that have direct orientation to the roadside.

Across the front of these dwellings the gradient of Fairfields Road slopes down steadily from west to east and the properties step down with modest graduation toward the applicant's dwelling.

The bungalows are brick built bungalows of simple form with full pitched roofs and gable ends to each side elevation. The bungalows are set behind driveways and front gardens.

At the rear, the garden behind the bungalow steps up with a retained terraced and the bungalows at the rear with opposing back gardens and rear elevations are at a higher level.

PROPOSAL

To increase the gradient and ridge height of the existing full pitch roof so that the dwelling can be enlarged with a large box dormer that would extend from the rear facing roof plane. The roof dormer would span much of the width and height of the roof plain.

The originally submitted plans detailed how the ridge height would be increased to 5.6m from an existing 5.2m. The ridge would have had an alignment with the adjacent bungalow's ridge height that is on the higher plot level, and thus the step down in building heights would have been lost. Although the existing step down is modest or subtle, that increase to ridge height would have disrupted graduated stepping down,

distorted proportions with a loss of uniformity and some harm to the character and appearance of the area.

The applicant has submitted revised plans that reduce the proposed ridge height increase to around 200mm. This to be achieved with a slight reduction in head height in the pitched roof area. The dormer flat roof area will need to be a cold deck roof build up which offers a reduced depth build-up over a warm deck of circa. 150mm.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Village Strategy
DC1 Design Considerations

Biddulph Neighbourhood Plan

DES1 Design

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 22/04/2026
Neighbour consultation period ends: 22/04/2026
Press Advert: N/A

Public Comments

One objection has been raised. Following comment is made:

Resident directly behind this proposed development. Due to the property on Fairfields Road been lower down that our bungalow this development would mean that the proposed dormer on the rear of the property would have direct line on site into what is our 3rd bedroom via the French doors, whilst we are currently using this room as storage, this will be a bedroom once all renovations are complete.. They would also have direct line of site through our kitchen and all the way through the property and into the lounge at the front. The dormer windows would be at exactly the same height as our rear windows on the property. I would consider this a serious breach of privacy.

Town / Parish Comments

Biddulph Town Council: No adverse comments.

Staffordshire County Council Highways

Conditional.

The floor plan will increase from 2 to 3 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plans do not identify parking. It was noted at the site visit that there is sufficient space within the current parking area to accommodate parking for 2 vehicles and meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0084) subject to condition requiring retention of current parking arrangements.

OFFICER COMMENTS

Principle of Development

The applicant's property is within the larger village area of Biddulph Moor where well designed household development that does not harm the character and appearance of the locality is acceptable in principle. In these regards Local Plan strategy for the area, 'larger village' policy SS8 makes provision to support local housing needs.

Design and Impact on Character and Appearance

The roofs and front elevations of the bungalows in this area have generally not been altered from their original design, there are no apparent examples of dormer addition to either the front or rear of the bungalows in the locality. Consequently, although there are differing bungalow types in the locality, the bungalows appear as groups in set rows, creating a relatively uniform feel.

In general, raising the height of the roofs of bungalows in this area could have an unacceptable effect on the character of the area, particularly where the buildings are set in uniform rows and there are evenly graduated stepped levels to follow the steadily sloping gradient of the road.

However, in this case, with revised plans, the increase to ridge height, obviously necessary to achieve the dormer to the rear, has been reduced to just 200mm. With revision, the height increase would, from the front, be barely perceptible and a stepped down or subordinate ridge height, to the adjacent dwelling would be retained. The adjacent neighbour on the other side has a different bungalow type with a differing roof orientation and a gable facing front, in these respects the applicants dwelling forms the end in a row of that particular house type, and the change of style, in any event, breaks or introduces change to the uniformity of the row.

The dormer addition itself would be to the rear of the dwelling, largely concealed from street scene and wider public vantage. The plan indicate that the cheeks and rear elevation of the dormer would be clad in off white/light grey materials, which would be in contrast with the proposed marley modern grey tiles. It is therefore recommended that the colour of the dormer materials be a close match to the new roof as possible. A condition can be included to reflect this.

In these regards, the small proposed increase in the ridge height at No 7 could be satisfactorily accommodated within the street scene and the proposed development would not cause harm to the character and appearance of the area.

As such, in these regards, there would be no conflict with the design considerations in Policy DC1 of the SMDC Local Plan, DES1 of the Biddulph Neighbourhood Plan, the Councils Design Guide 2018, and the provisions of the National Planning Policy Framework.

Impacts on Amenity of Neighbours

The proposed dormer addition would not project beyond the footprint of the existing bungalow. It would have alignment with the neighbour's adjacent roof and building lines. There would not be an unacceptable impact on the amenity or living conditions of either of the adjacent neighbours.

An objection comes from a neighbour (127 Woodhouse Lane) to the rear of the property. There is concern that the development would introduce bedroom windows at roof height that, it said, could overlook the neighbour's 3rd bedroom window and have a line of sight through the kitchen window and into the front living room.

Currently, the applicant's bungalow sits down below a stepped retained garden terrace and the higher plot level of the bungalows behind. This means that the bungalow at the lower level has a roof plain with a similar height alignment to the ground floor windows of the bungalow behind and the neighbour's rear facing windows are above and do not have any alignment with windows from an opposing rear elevation. Some concern about the introduction of an opposing window at a higher level is, in these regards, perhaps understandable.

However, despite what the neighbour says about his property being 'directly behind' the applicant's bungalow, there is actually a staggered relationship between the two properties. The neighbour shares only part, roughly half, of the applicant's rear boundary and their adjacent neighbour overlaps and shares the remainder. The applicant's proposed windows and the neighbours existing windows, would not, therefore, have direct alignment and the line of sight would be at an angle.

Moreover, the distance between the two rear elevations is almost 27m, that means that the distance between the windows would be well in excess of the standard set in the Council's Space About Dwelling guidance, applicable to the separation distance between two windows – "distance required between rear elevations containing facing principal windows of dwellings with three or more bedrooms is at least 22metres"



On site it was of note that along the rear boundary, marked by a close boarded fence and garden shrubbery, the applicant has a shed and summerhouse. On the other side of the boundary the neighbour's to the rear also have their own sheds or outbuildings. These structures and boundary features do provide an intervening physical screen or barrier between properties and will reduce the sense of overlooking between windows. For all of these reasons, it is not considered that the proposed development would have a serious or unacceptable impact on the neighbour's privacy at the rear of the property. While the other neighbour to the rear (125 Woodhouse Lane) has not objected, the likely impacts have been considered in the same manner – separation distances and relationship between the two properties are similar and conclusions are the same.

The development would not have an unacceptable impact on the amenity of neighbour's and there would be no conflict with Local Plan policy DC1 or Biddulph Neighbourhood Plan DES1 in these regards.

Highway Safety

The bedroom numbers would increase to three. The development would not have any impact on the existing parking provision which provides driveway parking space for two cars at the front and to the side. The property would, post development remain compliant with the Council's parking standards.

CONCLUSION / PLANNING BALANCE

Acceptable form of householder development that would not adversely affect the character and appearance of the area or have an unacceptable impact on the living conditions of neighbours. No conflict with the local and national policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 08/05/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council