

DELEGATED DECISION REPORT

SMD/2026/0136
Valid 26/03/2026

43 NEWPOOL ROAD
KNYPERSLEY

PROPOSED 2 STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on character and appearance
- Impact on residential amenity of neighbours

DESCRIPTION OF SITE

An inter war detached dwelling to the northern edge of Brown Lees, a long-established residential suburb to the south of Biddulph Town. For the purposes of the Local Plan Brown Lees is included in the town settlement boundary.

The applicant's dwelling, and its neighbours, present to Newpool Road from an elevated plot behind a sloping driveway and a garden retaining wall to the rear of the pavement.

The dwelling has modest proportions with a hipped tiled roof and a two-storey bay to the front elevation. The dwelling is central to a grouping or row of three dwellings that are of similar character and age. These three dwellings were brick built; however, the front of the applicants dwelling has been rendered with a smooth white finish.

PROPOSAL

Described on application form as '2 storey side extension'.

The proposed two storey extension would extend from the side wall with a hipped roof arrangement across the driveway to the side of the property to occupy space covered by existing single garage and outbuildings. The front of the side extension would be at the top of the drive, set back 2.2m from the front of the original dwelling.

The proposal has been revised with the submission of amended plans. The width of the side extension has been reduced to bring it closer to half the width of the original dwelling. The area of proposed render has been reduced, limited to first floor, to introduce red brick at ground floor level.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

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

Biddulph Neighbourhood Plan
DES1 Design

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2019/0018 Single storey rear extension. Permitted.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/04/2026 (posted 1st April)

Neighbour consultation period ends: 17/04/2026

Press Advert: N/A

Public Comments

One objection received from the adjacent neighbour:

Object on the grounds of significant loss of privacy. The proposed plan would introduce a large first floor bedroom window, to the rear of the property, within a few metres of the boundary with the neighbouring property (41 Newpool Road). This window would allow direct and intrusive views, from only a few metres away, onto my entire rear patio. This rear patio is not currently overlooked by any property and is my main outdoor space, as sits right next to the house. The current boundary fence is high, so can't be made any higher to try and reduce any overlooking from the proposed first floor window. A nearby house with an extension, has frosted glass on the first-floor rear window, which would be an acceptable mitigation in this case, as it would retain my privacy.

Town / Parish Comments

Biddulph Town Council: No response within consultation period.

Staffordshire County Council Highways

Acceptance

The 3 bedroomed property benefits from a driveway and garage.

The current garage, utility and WC will be removed to make way for the new extension.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Parking is not shown on the submitted plans however it was noted at the site visit there is sufficient space on the driveway to accommodate parking for 3 vehicles; this meets with the Parking Standards.

The proposal is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2026/0136)

OFFICER COMMENTS

Principle of Development

The applicant's property is within the town settlement area of Biddulph 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, policy SS6 applies and makes provision to support local housing needs.

Design and Impact on Character and Appearance of the Area

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

In particular, new development should incorporate 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.

Revised plans have improved the proportions of the proposed extension. With a reduction in width, it would be much closer to half the width to that of the original dwelling. The subordinate relationship of the proposed extension to the form of the original would be further assisted with the two-metre set back from the front of the original dwelling. In this position the side extension would not appear prominent or obtrusive in the street scene and the prevailing character of the original dwelling would be respected and retained.

The front elevation of the dwelling has already been treated with render, without planning permission. The use of render has been limited to the front elevation while the red brick at the side and rear elevations remains. While the dwelling occupies a position between two red brick dwellings, there is within the street scene generally dwellings that present white render facing walls. From below and to the side of the dwelling, to the east, the expanse of red brick across the side wall of the dwelling is most apparent connecting it to the adjacent properties and the brick in the street scene and the rendered front is a variation that does not unduly detract.

The revised plans have reduced the extent of render that would be used on the side extension. Limited to first floor on the front elevation, the render section would tie in with that which has already been applied to the front of the dwelling. However, the use of red brick at ground floor and to exposed side elevations would break up the render and ensure that it is not a stark dominant material that would appear at odds with its adjacent neighbours.

There would be no harm to the character and appearance of the area or local distinctiveness and there would be no conflict with Local Plan Policy DC1, Biddulph Neighbourhood Plan DES1, or the SMDC design guide SPD.

Impact on Residential Amenity

Local Plan Policy DC1 requires that development protects the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The proposed development would not introduce any addition that would extend from the dwellings rear wall or the adjacent rear wall of the neighbour. There would not be any part of the development that would flank or obscure the rear outlook of the neighbour. The development would not introduce any windows that would face or have direct outlook towards or over the neighbour's property.

The adjacent neighbour, at 41, however, is concerned about the introduction of a rear facing first floor bedroom window that would be adjacent and close to the shared boundary. That first-floor window would, indirectly, provide some vantage over the shared boundary and the garden at the adjacent property.

However, this would not make for an uncommon or unacceptable garden relationship, and there is no applicable rule or standard in the Council's Space About Dwelling guidance that would restrict or prohibit the arrangement of a first-floor bedroom window with proximity to a shared garden boundary. The rear elevation of the extension and the position of the bedroom window would be in line with the rear elevation of the neighbour's dwelling and, providing some screening and privacy, the boundary is lined, close to the buildings, with a close boarded fence between brick pillars (foliage and shrubbery on the neighbour's side) and mature hedgerow and shrubbery, much of which appears to grow on the neighbour's side.



While it would be disproportionate to insist on frosted glass for the proposed bedroom window, it is of note that with the amendments to reduce width and make a visual improvement to proportions, the window has been moved further from the boundary, and its width has been reduced.

There would not be an unacceptable impact on the neighbour's amenity and living conditions and there would be no conflict with policy DC1 of the Local Plan in those regards.

Highway Safety

No issues of harm arise. Bedroom numbers would increase to 4 and the driveway to the front of the property already provides a standard compliant three parking spaces.

CONCLUSION / PLANNING BALANCE

Acceptable form of householder development to meet a local housing need that would not adversely affect the character and appearance of the area or have an unacceptable impact on the amenity of neighbours. No conflict with the planning policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date:

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council