

DELEGATED DECISION REPORT

SMD/2026/0158
Valid 10/04/2026

1 CARRIAGE DRIVE
BIDDULPH

PROPOSED GARAGE TO SIDE
ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits within a row of residential properties along Carriage Drive in the development boundary of Biddulph. The property comprises of a semi-detached bungalow that has previously extend via a rear conservatory. It benefits from a front driveway, sloped front garden and gated rear garden. It is also amongst several similar built bungalows elevated from the road and backs onto rear boundaries of residential properties on Northfield Drive.

The property is made up of brick-built with grey concrete tiles.

PROPOSAL

Planning permission is sought for a single storey side extension to serve as an integral garage. The garage will be setback from the building line and connected to the rear conservatory. An internal door is created into the conservatory. It features a dual pitched roof and single garage door. It will be 2.7m wide by 6.3m long with an eaves height of 2.4m and ridge height of 4.6m.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS6 – Biddulph Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/26

Neighbour consultation period ends: 4/05/26

Public Comments

Neighbour comments	No representatives received
Staffordshire County Council Highways	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policies SS2 and SS6. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

Design

Paragraph 135 of the NPPF (2025) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. The SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

The proposed garage would be visible from the public street-scene however, the 6.2m setback from the principal elevation together with the elevated terrain against the road makes it less prominent within the immediate area.

In addition, the roof of the garage will match the host dwelling and set down from the main roof so to appear subordinate with the character of the dwelling in a visually acceptable way. The single storey nature of the proposal would also utilise the vacant space to the side of the property rounding off the property with the rear conservatory in a logical evolution.

Materials used in the construction of the garage would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area.

Overall, the scheme is a modest addition that would harmonise with the host dwelling and the street-scene. It is in accordance with Policy DC1 and the SPG guidance.

Impact to neighbouring amenity

Paragraph 130 of the NPPF (2024) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property immediately west of the application site known as Oaklands. The detached bungalow sits lower than the application site and has an integral garage that borders the applicant's boundary.

It is not envisaged that the proposal will cause any detrimental impact to the outlook or privacy of this dwelling as it will abut the neighbour's boundary wall and their integral garage, a non-habitable room. Due to the intervening garage there should be no breach of the 45 degree line from principal windows in the rear elevation. It is also noted that the garage would replace existing sheds.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space however, would be sited on a section of the existing driveway. County Highways was consulted and noted that the garage would not meet the Staffordshire Moorlands District Council Parking Standards, which specify minimum internal dimensions of 3m (wide) by 6m (long) for a single garage to be counted as a parking space. Notwithstanding this, the submitted site plan demonstrates the retention of parking provision for 2 vehicles within the site. This level of provision is sufficient for a 2-bedroom property and is compliant with the Parking Standards. It was considered that the proposal does not have a detrimental impact on the highway I therefore no objection were raised.

This application is considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa O'Brien

Recommendation Date: 4/05/26

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council