

DELEGATED DECISION REPORT

SMD/2026/0070
Valid 16/02/2026

12 ORME ROAD
BIDDULPH

PROPOSED SINGLE STOREY
EXTENSION TO SIDE

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a bungalow on a corner plot within the residential area of Biddulph. The property benefits from a private garden space to the side of the property and a flat roof extension that wraps around the side and rear of the property; this element is rendered contrary to the main property being made up of red brick and brown tiles. There is off road parking of Orme Road.

PROPOSAL

Planning permission is sought for a single storey side extension. It will feature a front gable and large bi-folds with upper glazing . The extension will attach to the existing side extension.

The extension will be part rendered, part brick with brown tiles as per 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: 14/04/26

In terms of the materials, the proposed extension will be part rendered and part brick to match the extension it will adjoin to. The front gable is kept brick to harmonise with

the host dwelling and protect the character of the street-scene along Orme Road that is predominately brick facing.

Neighbours were re-consulted for 14 days. No comments were received.

Therefore, the scheme is considered visually acceptable and not considered a detrimental effect on the character or appearance of the street scene. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the Council's SPG.

Impact to neighbouring amenity

Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Due to the orientation of the property and position of the extension, the 45-degree guideline in respect of the neighbouring property's would not apply. The neighbouring property to the north of the application site (No. 53 Colwyn Drive) features a first floor top-hung window and ground floor window in the side elevation that faces the proposed extension. Given the single storey nature of the extension and that the roof slopes away from the boundary, it is not considered that this window will be adversely affected. The ground floor window appeared to be a kitchen window, which is not regarded as being a principal window. Furthermore it sits below the boundary hedge that defines the borders between the applicant's and neighbour's property such that views and the direction of daylight is already hindered. The proposed extension will not materially worsen this situation. Therefore, the proposed development will therefore not adversely affect the amenity of this property.

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 property benefits from off highway parking (driveway).

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. County Highways was consulted and raised no concerns as it will not have a negative effect on the current parking arrangements. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2025). As such the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa O'Brien

Recommendation Date: 19/6/26

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council