

DELEGATED DECISION REPORT

SMD/2026/0209
Valid 27/04/2026

14 PALMERSTON WAY
BIDDULPH

**PROPOSED EXTENSION TO
GARAGE TO FORM UTILITY
AND CONVERSION OF
GARAGE. PROPOSED WRAP
AROUND PITCHED ROOF
OVER EXISTING GARAGE
AND CANOPY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Character and Appearance of the Area
- Impact on the amenity of neighbours

DESCRIPTION OF SITE

The applicant's dwelling is a generous four-bedroom property on a cul-de-sac development of late 1970s houses within an established suburb of Biddulph.

The applicant's property is one of the prevailing house types on the development and, positioned toward the end of the row at the turning head, it is between dwellings that are of the same design and appearance.

The two-storey dwelling is built from red brick and presents a large gable to front and rear. By original design it has a flat roof porch canopy, supported by decorative pillar, that runs from above the front door across to the adjoining flat roof garage to the side of the dwelling.

Adjacent dwellings and many others within the cul de sac have been altered in a very similar manner to introduce a tiled roof arrangement that leans to across the porch and then wraps around to the garage with a hipped roof arrangement.

PROPOSAL

Development described on application form as:

Proposed extension to garage to form utility and conversion of garage. Proposed wrap around pitched roof over existing garage and canopy.

To be built using facing brick and concrete roof tile to match existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

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

Biddulph Neighbourhood Plan

DES1 Design

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/05707/OLDDC Erection of dwellings plots 1 – 44. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16th June 2026

Neighbour consultation period ends: 16th June 2026

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No adverse comments

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.

The extension to the rear of the garage would tuck neatly into a corner alcove at the rear of the garage, it would have comfortable arrangement with the existing dwelling and be largely concealed from public vantage from where it would not have an impact on the wider environment and public realm.

The garage conversion would replace the existing up and over door to the front with a well-proportioned window that would match and have continuity with the dwelling's other windows in the front elevation. The change from garage door to window would be absorbed within the overall presentation of the front elevation and would not appear discordant in the street scene.

The lean to roof arrangement proposed, would tie the rather functional and simple flat roof of the porch canopy and garage into the dwelling with appropriate well proportioned tiled roof that would improve architectural detailing and bring it in line with other dwellings in the row that have been similarly improved.

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 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 applicant's dwelling and its neighbour have an angled or skewed orientation to the roadside which means that their rear elevations are staggered and the rear elevation of the adjacent dwelling at no. 12 has a rear elevation set behind that of the applicant's.

Currently the flat roof garage at the side of the applicant's dwelling does not have a depth that extends the full width of the dwelling's side elevation. The proposal to convert the garage to living accommodation would include an extension to the rear of the garage that would increase its width to the dwelling's rear elevation and infill the corner alcove to the rear of the garage at the side of the dwelling.

This extension at the rear of the garage would have a side wall that flanks the shared boundary and extends 3.4m from the neighbour's rear elevation and their adjacent dining room window. However, as measured by the planning officer, the centre of that dining room window would be more than 3.4m from the side wall of the extension (measured at around 4m). This means that a horizontal 45degree sight line, taken from the centre of that window toward the applicant's property, would not be breached or obstructed by the side wall of the proposed extension. This has since been confirmed and demonstrated on a plan submitted by the architect produced from a laser scanned survey.

In these regards, there would be no breach of the '45 degree standard' and the terms of the Council's Space About Dwellings guidance. There would not be an unacceptable impact on the neighbour's amenity or living conditions and no conflict with policy DC1 of the SMDC Local Plan.

Highway Safety

The proposal would result in the loss of a garage space with the conversion of that internal space to a hobby room. The proposal would not increase bedroom numbers, and the existing driveway provides for a standard compliant 3 parking spaces.

CONCLUSION / PLANNING BALANCE

An acceptable form of householder development that would appear as an improvement to the character and appearance of the dwelling and bring it in line with other dwellings in the road that have undergone similar alterations and improvement. There would be no harm to the character and appearance of the area or 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