

DELEGATED DECISION REPORT

SMD/2026/0193
Valid 20/04/2026

38 CHAMBERLAIN WAY
BIDDULPH

**PROPOSED FRONT AND
REAR SINGLE STOREY
EXTENSIONS INC. ENTRANCE
CANOPY AND INTERNAL
ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a detached dwelling set back from Chamberlain Way, a small estate road. The estate is predominately red-brick, brown tiled detached dwellings within the residential area of Biddulph.

The property benefits from a long front driveway and rear garden that is accessible through the house. It has previously been extended via a first-floor side extension; The first-floor side extension is setback from the principle elevation and serves an integral garage and above, a bedroom.

PROPOSAL

Planning permission is sought for a single storey front extension in line with the front bay window on the main elevation and from the rear, a single storey rear extension which will extend outwards at ground floor only to create more additional living space.

To the principal elevation, the applicant sought to replace the integral garage for an boot room and utility room. This element of the proposal will feature a mono-pitch roof that will run extend along the main house and above the bay window. The existing porch will be replaced for a larger timber framed projecting gable that will sit between the mono-pitched roof.

To the rear, the single storey rear extension will fill out the side return between the two-storey side extension and original part of the dwelling. It will project out a metre beyond the original rear elevation and have a width of 4.4m. This element of the proposal will serve the kitchen. It features a mono-pitch roof, roof lights and a window.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

SS6 – Biddulph Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1989/1280	Extension to form bedroom over existing garage	Approved
SMD/2002/0538	Single storey rear and first floor side extensions	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 19/05/26

Neighbour consultation period ends: 14/05/26

Public Comments

Neighbour comments

No representatives received

Biddulph Town Council Comments

Refusal, the loss of the garage will reduce parking to two spaces.
Potential overdevelopment

Staffordshire County Council Highways

No objection provided the parking and turning areas have been provided in accordance with the proposed plan

OFFICER COMMENTS

Principle of Development

The site is within Biddulph Town where the Local Plan area strategy SS6 applies.

The strategy generally provides for development that enhances its role as a significant service centre by, inter alia, improving the local housing market. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

Design

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 front extension will create additional living space and an improved internal layout on the ground floor. The scale of the extension to achieve a more functional home is considered modest and subservient to the original dwelling as this element is single storey and, additional built form is concentrated to the front of the two storey extension that is setback from the original front dwelling. Furthermore, whilst the mono-pitch roof extends across the main dwelling above the bay window, the design integrates the original dwelling with additional built form (two storey side extension and proposed single storey front extension) in a sympathetic way.

Amended plans were sought to reduce the scale and height of the porch as it appeared bulky and disproportionate with the whole dwelling; the revised porch with a height of 3.4m and 2.4m width together with a 0.6m projection is considered to address the concerns providing cohesion and a better usability of space. This element of the proposal is deemed visually acceptable.

As for the garage conversion, the replacement large window would match the scale and design of the ground floor window on the other side of the porch creating symmetry and a double fronted appearance which is visually attractive. As for the roof, the mono-pitch roof along and above the ground floor windows is considered an appropriate design that will tie the two-storey extension with the host dwelling in a sympathetic way.

In terms of the rear extension, this element would not be visible from the street-scene. Nevertheless, it is a modest addition that will fill out the 'L' shaped portion of the house in a practical sense to extend the usable living space. The single storey rear extension by virtue of its scale will be subordinate to the two-storey host dwelling and emulate the mono-pitched roof that is used for the front elevation which again, is considered visually attractive and appropriate for this type of dwelling.

Overall, the design, scale and massing is considered to meet Policy DC1 and Design guidance in the SPG.

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 proposed front and rear extensions will extend from the two-storey extension of which sits west of the applicant's property. The main neighbouring property that this proposal would impact upon is no.36 Chamberlain Way, the neighbouring property that shares the border with the applicant from this outlook.

The front extension would sit 2m forward of the neighbour's building line at No.36 Chamberlain Way however, it is not considered to appear overbearing given that the proposal is single storey and the properties along this road are staggered. Also, the extension would not sit beyond the 45 degree line from the mid-point of the living room to the front of the neighbour's property.

To the rear, the neighbour's amenity at no.36 Chamberlain Way is maintained as there are no side facing windows and the proposed extension would not sit forward of the neighbour's rear elevation.

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). At the time of visit, it was noted a motorhome was parked on the driveway along with a car that was parked obstructing the footway. The submitted plans show no bedrooms will increase however, the proposal would lose a parking space and reduce the current parking area to the front. However, as per the comments from County Highways, the proposed plan demonstrates provision for 3 off-street parking spaces which accords with the adopted Parking Standards. County Highways has raised no objection subject to condition to ensure hardstanding is fulfilled prior to occupation of the proposal.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore 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: 24/07/26

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council