

DELEGATED DECISION REPORT

SMD/2026/0222
Valid 20/05/2026

25 ASQUITH CLOSE
BIDDULPH

**PROPOSED SINGLE STOREY
SIDE EXTENSION AND
ALTERATIONS TO CREATE
GROUND FLOOR BEDROOM,
ACCESSIBLE WET ROOM AND
UTILITY ROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Parking/ highway safety

DESCRIPTION OF SITE

The site consists of a semi-detached red brick dwellinghouse and its associated curtilage. to the rear of the dwelling is a conservatory, and in the garden a detached outbuilding. The site is in a suburban setting and within the Biddulph Development Boundary.

PROPOSAL

The application seeks permission for a single storey side extension to be finished in materials to match the existing. The extension will be approx. 7.64 metres by 4.10 metres, and 2.42 metres to the eaves, and 3.94 metres to the roof ridge.

An amended site plan was provided to address the SCC Highways comments regarding off-street parking availability at the property.

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
T1 Development and Sustainable Transport

Appendix 2: Parking Guidance

Biddulph Neighbourhood Plan

DES1: Design

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2026

Neighbour consultation period ends: 21/07/2026

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

Conditional:

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority. The parking area shall then be carried out in accordance with the approved plans and be retained as such for the lifetime of the development.

REASONS: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

INFORMATIVE

The current vehicle access crossing to the parking area may require widening. Please note that prior to the access crossing being widened the applicant should apply for a

Section 184 Notice of Approval from Staffordshire County Council (Traffic and Network Team).

Should the applicant not wish to widen the access crossing a Permit to Dig will be required to work within the service strip (to construct the hardstanding/parking area). Please see link below or for further information email trafficandnetwork@staffordshire.gov.uk

<https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences>

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Biddulph Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating 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, character and appearance. Policy DES1 of the Biddulph Neighbourhood Plan states that development must:

- complement the existing character and townscape in terms of scale and massing;
- complement the established layout in terms of set-back from the road and spacing around dwellings;
- use high quality, durable materials, to complement the site, character and surrounding context;
- provide sustainable drainage and permeable surfaces in hard landscaped areas;
- provide screened storage space for bins and recycling.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed side extension is considered to be subordinate in nature as it is single storey and therefore does not compete with the host dwelling for dominance, and matches the eaves height of the existing front porch and lean-to. The extension would continue the building line of the front elevation where it meets the host dwelling, however would not protrude further, with the most

forward feature of the property being the existing front porch. The proposed materials are to match the existing and therefore complement the site and its character, as well as its surroundings. Therefore, on balance, the proposed development is considered to be acceptable in terms of design.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by 26 Asquith Close to the north, and 47 – 57 Thames Drive to the south. The proposed development would not have an unacceptable detrimental effect on neighbours as the minimum distance required between a principal window and a blank flank wall, for a single storey structure, is 11 metres. In this case, the distance between the flank wall and the closest facing property at 57 Thames Drive is approx. 13.67 metres. due to the degree of separation, it is not considered that amenity issues will arise as a result of this development. Therefore, the proposal is acceptable in terms of amenity.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The proposed development will not add an additional bedroom, but will reduce the size of the driveway. However, an updated site plan has been received demonstrating three off-street parking spaces at the site, compliant with the SMDC Parking Guidance, which requires dwellings of 4 bedrooms to provide 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. therefore, the proposed development complies with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is compliant in principle as it falls within a development boundary, and is considered acceptable in terms of design, amenity, and highway safety as set out above. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman
Recommendation Date: 30/07/2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council