

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10th August 2023

| | | |
|---|---|---|
| Application No: | SMD/2023/0286 | |
| Location | 24 Park Lane, Knypersley | |
| Proposal | Demolition of garage and erection of single storey rear extension | |
| Applicant | Smith | |
| Agent | Mr. Michael Cartwright | |
| Parish/ward | Biddulph South | Date registered: 13 th June 2023 |
| If you have a question about this report please contact: Benjamin Hurst tel: 07738506367 benjamin.hurst@staffs Moorlands.gov.uk | | |

REFERRAL

The application is before committee because the applicant is related to Biddulph West Councillor Charlotte Smith.

1. SUMMARY OF RECOMMENDATION

| |
|-----------------|
| APPROVAL |
|-----------------|

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site is a semi-detached pre war dwelling on Park Lane in Knypersley. The dwelling is in an established row of similar properties within a residential area, approximately 1km to the south of Biddulph town centre.

2.2 The dwelling has a hipped roof with a central brick chimney stack shared between the two adjoining properties. The dwelling presents red brick facing materials at ground floor with painted render at first floor above.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 To enlarge the dwelling with a ground floor single storey addition that would extend from the rear elevation by 5m and span the full width of the elevation. The addition would have a tiled hipped roof and be built using an external facing brick to match those of the existing building. To make room for the development, an existing lean to outrigger and a detached concrete garage would need to be removed.

3.2 Details of the application scheme can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=171166>

4. RELEVANT PLANNING HISTORY

None

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS6 Biddulph Area Strategy
- DC1 Design Considerations to protect residential amenity

Supplementary Planning Document (SPD)

Staffordshire Moorlands Design Guide 2018

National Planning Policy Framework (NPPF) revised.

6. CONSULTATIONS

Public response to consultation

6.1 Neighbours were sent notification letters on the 20th June 2023. A site notice was posted on the 29th June 2023, all periods of consultation expired on the 20th July 2023.

6.2 Two neighbours at the rear of the property have confirmed their support for the proposal. They feel that the proposed development would be in keeping with the surrounding properties.

Biddulph Town Council

6.3 Awaited.

Staffordshire County Council Highways

6.4 **Site Visit Conducted on: 04-Jul-2023** No Objection. The proposal is to construct a single-storey extension to the rear elevation of the property. The extension will provide a living/dining/kitchen space. The detached garage is to be demolished. The 3-bedroom property benefits from a driveway which can accommodate parking for 2 vehicles and therefore meets with Staffordshire

Moorlands Parking Standards which state: detached/semidetached property of up to 3 bedrooms requires parking for 2 vehicles. The proposal does not have a detrimental impact on the adopted highway therefore I have no objection (SMD/2023/0286).

7. OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

7.1 The site is located in the town settlement of Biddulph where Local Plan area strategy SS6 applies. Generally, as part of a strategy to meet housing needs, SS6 supports well-designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Impact on Character and Appearance of the Area

7.2 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. The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help".

7.3 The ground floor addition would extend only from the rear elevation and would be concealed from the wider environment and public vantage within the enclosure of the applicant's back garden. However, of merit, as a single storey addition, the development would be subordinate to the original dwelling and built with a hipped tiled roof that would reflect the character and form of the dwelling's main roof arrangement. The rear addition would also be positioned between an existing conservatory at 22 Park Lane, and a brick outrigger at the rear of no. 26, giving it similar scale and form to rear additions already made to its neighbours on either side.

7.4 In these regards, the proposal is respectful of the character and appearance of the area and that of the locally distinct area. The development would not be harmful to the character and appearance of the original dwelling and that of the area. It would comply with Local Plan policy SS6 and DC1 and the SMDC design guide in those respects.

Impact on the amenity and living conditions of neighbours

7.5 The rear addition would span the full width of the rear elevation and be built right up to, and onto, the shared boundary line with the adjoining neighbour at No. 22. The side wall of the proposed addition would be blank facing and flanked by the

side wall of the neighbour's own rear addition – a conservatory that extends just over 5m from their rear elevation. The side wall of the proposed development therefore, would not adversely affect the outlook from any of the neighbour's rear facing windows and the effects of two closely positioned opposing flank walls, either side of the boundary, would cancel each other out.

7.6 On the other side of the applicant's dwelling, the neighbour at no. 26 has their own brick built outrigger with a hipped tiled roof and blank facing side wall that flanks the applicant's property. The neighbour's outrigger extends approximately 3.5m from their rear elevation and, while the proposed addition would extend 5m from rear elevation it would not unreasonably affect the outlook from any of the neighbours rear facing windows, particularly because there is a good separation distance of 5m between the two dwellings.

7.7 Consequently, there would be no breach of the 'Council's Space About Dwelling' guidance and in those respects the neither of the neighbour's amenity should not be unreasonably affected and there would be no conflict with Local Plan Policy DC1.

Highway Safety

7.8 The development would involve the loss of an existing garage space, however, it would not add to the dwelling's bedroom numbers. It already has a paved highway frontage that provides, the Council's standard compliant, 2 parking spaces to serve the three bedroom property. There is no objection from the Highway Authority and the development would not result in a highway danger.

CONCLUSION / PLANNING BALANCE

7.9 The proposed addition to the rear elevation would be subordinate to the original dwelling. It would sit comfortably to the rear elevation. There would be no unreasonable harm to the living conditions of neighbours or highway safety. The development would therefore comply with Local Plan Policies SS6 and DC1 and the terms of the NPPF.

8. RECOMMENDATION

A. That planning permission be APPROVED for the development, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development hereby permitted and described above shall only be carried out in accordance with the following approved plans referenced and numbered Location Plan A102, Site Plan A103, and Proposed Drawings A101, that were submitted with the application.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The development hereby permitted shall only be carried out using facing brick work and roof tiles that shall match those of the existing dwelling in terms of size, colour and texture. There shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason:- To ensure that the works are in keeping with adjacent development.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

MapServe®



Location.
1 : 1250