DELEGATED REPORT

FILE REFERENCE: SMD/2016/0167

MAIN ISSUES:

Design
Impact on residential amenity

PUBLICITY/REPRESENTATIONS:

Cheadle Town Council: No objection
Neighbours: No representations received.

CASE OFFICER ASSESSMENT:

This application relates to no.126 Froghall Road, a two storey mid terraced dwellinghouse with a large garden to the front and a smaller enclosed garden tot eh rear. The application dwelling forms one of a number of properties of a similar ilk.

Planning approval is sought for the construction of a two storey rear extension and 3 no. roof lights (1 no. to the front roof slope and 2 no. to the rear roof slope). The proposed rear extension is to project approximately 3.2m beyond the rear elevation, measuring approximately 3.4m in width. A dual pitched roof formation is proposed that would sit perpendicular to the main roof. External building materials are to match those of the existing house. Fenestration is proposed within the rear elevation only and is to comprise of patio doors at ground floor and 1 no. window at first floor.

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 extension has been appropriately designed to reflect the scale and proportions of the host dwelling. The positioning of the extension on the rear elevation and lower ridge line will enable the development to appear subordinate in nature. The external building materials are considered acceptable and it is considered that the extension adequately respects the character and appearance of the application site and wider streetscene.

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. No.124 Froghall Road bounds the application site to the south and no.128 bounds the application site to the north. The rear site boundary forms part of the southern boundary that serves no.116a. A separation distance of approximately 1.5m would remain between the proposed extension and the north and south site boundaries, which are served by a dwarf wall and timber fencing. As shown on the submitted drawings the proposed extension would not cross the 45 degree lines taken from the nearest habitable room windows of either neighbouring property. Having considered the overall scale and siting of the proposed extension relative to each neighbouring property it is not considered that the development would result in significant injury to residential amenity.

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising form the development. The proposed works would not result in the provision of additional bedroom accommodation and it is therefore not considered that the proposal would result in increased pressure on existing on-site parking provision.

RECOMMENDATION:

APPROVE

Date 06/05/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____