DELEGATED REPORT

FILE REFERENCE: SMD/2016/0270

MAIN ISSUES:

Design considerations;
Impact on residential amenity.

PUBLICITY/REPRESENTATIONS:

Cheadle Town Council – Resolved to raise no objection to this application.
Neighbours - No comments received

CASE OFFICER ASSESSMENT:

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.

This application relates to a site positioned on the western side of Silverstone Avenue, within a predominantly residential area. The site comprises of a circa 1970's two storey semi-detached dwellinghouse, with an attached carport located to the south elevation. Hardstanding to accommodate on-site parking runs adjacent to the southern boundary. An open landscaped garden is located to the front and an enclosed, private garden is located to the rear. The immediate streetscene is characterised by properties of varying type, however there is a degree of uniformity between properties located on the western side of the Avenue.

Planning approval is sought to demolish the existing carport and for the construction of a two storey side extension. The extension has been designed to accommodate an open carport area to the ground floor and 1 no. additional bedroom located above. The extension has been stepped back from the principal elevation and stepped down from the ridge line. Accordingly it is considered that the development would appear subordinate in nature.

The proposed extension is to be of a scale and form that is considered proportionate to that of the host dwelling. The extension would be visible from public vantage points; however it is not considered that it would appear unduly prominent in its setting. Accordingly, this application is considered to accord with the design principles of policy DC1 and the Council's Design SPG.

Amenity: Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No.34 Silverstone Avenue forms the other half of the semi-detached pair; due to the positioning of the proposed extension on the southern elevation it is unlikely that the proposal would cause significant injury to the amenity of this neighbouring property.

A distance in excess of 23m would exist between the proposed first floor habitable room window (serving a bedroom) and properties located opposite the site to the east. This distance accords with the recommendations set out in the Council's 'Space About Dwellings' SPG, accordingly I am satisfied that this proposal would not result in a harmful loss of amenity to these neighbouring properties.

No.36 Silverstone Avenue bounds the application site to the south and will be impacted upon the most by the development proposed. Properties on the western side of Silverstone Avenue are staggered, accordingly the principal elevation of the application dwelling sits approximately 3m forward of the principal elevation of no.36. It was noted during a site visit that there are 2 no. windows located within the north elevation of no.36. These windows serve non-habitable accommodation. The proposed extension would not cross the 45 degree line taken from the centre point of the closest habitable room window of no.36, which is located within the east facing elevation. Taking account of these factors in addition to the positioning of the application site relative to this neighbouring property, it is not considered that the proposal would appear unduly overbearing, result in a significant loss of daylight or sunlight, or lead to a significant loss of privacy.

Accordingly this application is considered to accord with the relevant amenity principles of policy DC1.

Highways: The proposal would result in the increase of the property to a three bedroom dwelling, which would increase the off street parking demand for the property. Policy DC1 states that development should meet the necessary car parking standard from the proposed use. The proposed development would result in the loss of 1 no. parking space due to the loss of the carport. However the remaining provision is considered sufficient for a property of this size and it is therefore not considered that the proposal would lead to undue harm to highway safety.

RECOMMENDATION:

APPROVE

Date 22/06/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____