DELEGATED REPORT

FILE REFERENCE: SMD/2016/0349

MAIN ISSUES:

Green Belt
Impact on character and appearance of area
Residential amenity.

PUBLICITY/REPRESENTATIONS:

Cheddleton Parish Council: No objections.

Tree Officer: The site is within the wide ranging extent of Area A1 protected under TPO No. SM.213. However, the proposed development is a small infill block between older outrigger extensions to the rear of 8 & 6 Villa Road, and has/would have no impact on any significant trees. I have no objection to this application. No tree protection or landscaping conditions are considered necessary.

Neighbours: Although no representations were received following the notification exercise, an email submitted by the applicant with their application from the neighbour at No. 6 Villa Road states that they (the neighbour) is happy with the plans for the proposed extension.

CASE OFFICER ASSESSMENT:

This application is retrospective and relates to a proposed single storey orangery extension to the rear of this semi-detached property. The proposal extends 5.5m from the rear elevation, has a width of 3.6m, an eaves height of 2.5m and a ridge height of 3.5m. The applicant previously submitted a Notification of a Proposed Larger Home Extension (HNT/2016/0017) for the proposed extension, however, since works on the proposal had already commenced, the applicant was advised that the Notification procedure could not be used and that application was withdrawn. The current application therefore seeks to obtain retrospective planning permission for the development.

The site is in the Green Belt and within a Special Landscape Area. However, the road has a suburban character rather than a rural one and the site is within a row of semi-detached houses with a similar design. The proposed development is of relatively modest scale in the context of the existing dwelling and is not considered disproportionate or harmful to the Green Belt and is therefore considered an appropriate form of development.

The design of the extension would harmonise with the appearance of the house and the existing single storey rear outrigger. The proposal is sited between the existing outrigger and the boundary with the neighbour's property and, as such, it is not visible from the public domain. Materials used in construction comprise matching brickwork and GRP flat roof/hardwood glazed lantern to the roof of the orangery.

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposal would not significantly harm the amenities of the next door (attached) neighbouring property, No. 6 Villa Road. This neighbouring property has a dining room window on the rear elevation close to the boundary with the site and a kitchen window in the side elevation of a recently constructed rear extension. The proposed extension would infringe on a 45 degree line drawn from the centre of the neighbour's dining room window. However, given the modest height of the proposed extension (2.5m to eaves and 3.5m to the ridge), it is not considered that the impact on the neighbour's dining room window in terms of loss of light would be significantly worse than a 2m high wall or fence, which could be erected on the boundary under permitted development rights. Turning to the impact on the kitchen window in the neighbour's extension facing the site, it is noted that the kitchen is served by windows to the other elevations of the extension and loss of light to this room would therefore not be significant.

Taking these factors into account, it is concluded that the neighbour's rear ground floor windows would not be significantly affected in terms of loss of light, overbearing impact or overlooking. In reaching this conclusion, I am also mindful that the occupant of the neighbouring property has stated that they are happy with the proposed extension.

In summary, the proposed development complies with the relevant policies of the Local Plan and is recommended for approval.

RECOMMENDATION:

Date 25/07/2016 **Signed** _____
Mark Ollerenshaw

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____