DELEGATED DECISION REPORT

SMD/2016/0457 **Valid 28/07/2016**	**1 SPODE CLOSE** **CHEADLE**	**PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS INCLUDING INTERNAL ALTERATIONS. EXISTING SHED TO BE DEMOLISHED** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Cheadle and comprises a detached two-storey dwelling on a corner plot on a modern housing estate. It faces Spode Close to the north and this road also bends around to the side of the plot to the east. It has a similar design to the houses to the west side of the site. There are other dwellings to the north side of the road and also to the rear of the site (south).

PROPOSAL

The application is for a single-storey side and rear "wrap-around" extension which would also connect with an existing rear single-storey flat-roofed extension next to the west side boundary. A lean-to pitched roof would be placed on this matching the proposed roof for the rear extension. The side extension (which would provide a garage) would have a pitched roof with a gable end facing the side. The existing attached garage which projects from the front wall of the house (in common with the other houses along this row) would be converted into a utility room and the garage door would be replaced with a window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.9.16
Neighbour consultation period ends: 22.9.16
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The principle of extending a dwelling in this area is acceptable.

With regard to the character and appearance of the area, although the side part of the extension would appear large, especially due to the rather high gable-ended roof, a gap would be maintained between the extension and the road to the side of the house and the resultant house would not look overcramped within its plot. The roof slope angle would be the same as the main roof of the house so despite having longer slopes than the main roof, it would not dominate the original dwelling and would not harmfully detract from the form, scale and design of the original house. The rear part of the extension would not be prominent from the road. The proposed window in place of the existing garage door would match the fenestration of the house.

With regard to residential amenity, the rear and side extensions would be a significant distance from the windows of neighbouring dwellings and would not appear overbearing when viewed from neighbouring properties and would not lead to a loss of light provision to other properties. A pitched roof would be added to the flat-roofed extension which is next to the boundary to the property to the west. However, this would not significantly affect the light provision to the neighbouring property, particularly as the house on site is positioned rearward of the house next to it to the west. The lean-to roof would not exacerbate any light loss caused by the positional relationship between the two dwellings.

Despite the conversion of the garage, the proposal would provide a larger garage and there would be no impact on off-site parking provision.

CONCLUSION / PLANNING BALANCE

The proposal would not significantly harm the street scene and would not harm residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 21.9.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council