DELEGATED DECISION REPORT

SMD/2016/0527 **Valid 08/09/2016**	**4 RAWLE CLOSE** **CHEADLE**	**PROPOSED SINGLE STOREY FRONT EXTENSION TO BUNGALOW** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Impact on Amenity

DESCRIPTION OF SITE

The existing bungalow is one of two that sit at the head of a short cul-de-sac that serves 6 large detached red brick houses that occupy ample/proportionate plots. The properties were built in the late 1980s. The bungalow is located within the centre of the Cheadle Town boundary.

The bungalow has a wide open frontage with a large central gable.

PROPOSAL

The extension would enlarge the length of the principal bedroom by another 1 metre, the enlargement necessary for mobility adaptions inside the room. This would introduce a smaller gable projection on the front of the large central gable, to the right hand side of the front door.

The originally submitted proposal plan had marked the wrong bungalow, No. 5 instead of the applicant's at number 4. An amended plan received on the 14th Oct 2016 corrected this error and, as a matter of the applicant's own choice, removed a front panel of render in favour of matching brick work.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1-17

Section(s) 7. Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The Bungalow was granted planning permission in 1986 as part of a three plot development.

CONSULTATIONS

Publicity

Site Notice was not posted to expedite the decision for the disabled applicant. All surrounding neighbours received a letter of notification and the proposal is for a very minor enlargement and alteration, no prejudice to appropriate levels of publicity.

Neighbour consultation period ends: 4th October 2016

Public Comments

None received

Town / Parish Comments

Cheadle Town Council: No Objection

OFFICER COMMENTS

Principle of Development

Sustainable development within the Cheadle Town Centre does not conflict with or compromise the spatial strategy policies of the Core Strategy.

Design

Acceptable design, very minor enlargement and alteration to the front of the dwelling. The smaller gable within the frame of the larger central gable would actually introduce visual interest and design detail within the mass of the large flat gable. Complies with policy DC1 of the Core Strategy.

Amenity

The extension would project just 1 metre from the front of the property, bringing the existing bedroom window just that little bit further forward, the window faces the neighbour's blank gable wall – No impact on neighbours amenity.

Highway Safety

The extension would not consume any parking or driveway space – No impact

CONCLUSION / PLANNING BALANCE

Planning permission should be approved for the development because it complies with the Policies of the Core Strategy and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 14/10/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council