

DELEGATED DECISION REPORT

SMD/2016/0516
Valid 24/08/2016

141 CHEADLE ROAD
UPPER TEAN

**PROPOSED FRONT PORCH
AND ALTERATIONS TO
CONVERT GARAGE INTO
SITTING ROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design; and
- Amenity.

DESCRIPTION OF SITE

This application relates to a site positioned on the south western side of Cheadle Road, within the Upper Tean Village Development Boundary. The site comprises of a long rectangular plot and a two storey semi detached dwellinghouse. The site is commensurate in terms of scale and form with other properties located within the group. The wider locality is characterised by dwellings of varying type, age and design.

PROPOSAL

Planning approval is sought to a) convert the existing integral garage into additional living accommodation, b) enclose an existing open porch and to construct a single storey hipped roof porch. It is proposed to remove the existing garage door, partially brick up the opening and insert a window in its place. The same approach is to be applied to the existing opening provided by the open porch. The proposed porch is to be positioned centrally and comprise fenestration to match the existing.

External building materials are to match the existing.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.10.2016

Neighbour consultation period ends: 21.09.2016

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

The application site is located within the built settlement boundary of Upper Tean. The site not located within a Conservation Area and permitted development rights are in tact. The principle of development is considered acceptable subject to matters of detailed design and residential amenity.

Design

In accordance with policy DC1 of the Staffordshire Moorlands Core Strategy all development should be designed to respect the site and its surroundings, having regard to matters of scale, density, layout, siting, landscaping, character and appearance.

The application dwellinghouse comprises of a circa 1970's semi-detached property with an integral garage and outdoor amenity space to the front and rear. The immediate area is predominantly residential in character and comprises of dwellings of varying age, type and scale. The application site forms one of three semi-detached pairs located of a similar ilk, located on the south western side of the highway.

A distance of 15m will remain between the back edge of the highway and the principal elevation of the application dwelling. The site slopes down from the highway and accordingly the application dwelling sits at a lower ground level to Cheadle Road.

The proposed development is not considered to be of a design or scale that would significantly detract from the scale and appearance of the application site or wider street scene. Accordingly, this application is considered to adequately accord with the design objectives of policy DC1.

Amenity

In accordance with policy DC1 all new developments should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No.139 Cheadle Road forms the other half the semi-detached pair and bounds the application site to the south. No.143 Cheadle Road forms part of a separate semi-detached pair of dwellings located to the north. Taking account of the scale, form and positioning of the proposed development relative to these neighbouring properties it is not considered that the proposal would result in significant harm to residential amenity.

Highway Safety

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meet the parking demands arising from necessary car use. The development proposed would result in the loss of an integral garage. However sufficient on-site parking is to be retained to the front of the dwellinghouse to serve a property of this size. It is therefore not anticipated that the proposal would result in significant harm to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed design and scale of the proposed development is considered to respect the character and appearance of the application site and wider locality; and the residential amenity of the area. No highway safety concerns are anticipated to arise from the development and in conclusion, this application is considered to accord with policy Dc1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard

Recommendation Date: 19.10.2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council

