DELEGATED DECISION REPORT

SMD/2016/0517	**397 CHEADLE ROAD**	**PROPOSED TWO STOREY**
Valid 16/08/2016	**CHEDDLETON**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

DESCRIPTION OF SITE

The application site comprises of a modest double fronted dwelling which lies on the eastern side of Cheadle Road, Cheddleton. Constructed from a mix of render and red facing brickwork under a plain clay tile roof the dwelling has an 'L' shaped footprint. A large detached garage was originally located alongside the shared boundary with number 399. However this has been recently demolished. The site was originally served by a large curtilage which wrapped along the rear of the application building and the adjoining pair of semis. Planning permission for 4 detached dwellings has recently been approved within this land and these are currently under construction.

PROPOSAL

The application proposes a two storey rear extension. This is an identical application to that which was previously approved under application reference 13/00068/FUL. This was granted subject to conditions in February 2013. The permission has not been implemented has now lapsed.

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

Chapter 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0366 Outline application for the erection of 5 dwellings. Approved.

SMD/2007/0079 Demolition of existing dwelling and erection of 5 dwellings. Withdrawn.

SMD/2007/0647 Application for approval of reserved matters for 4 dwellings. Approved.

SMD/2013/0100 Two storey rear extension providing family room with bedroom over.

CONSULTATIONS

Publicity

Site Notice expiry date: 20th October 2016
Neighbour consultation period ends:21st September 2016

Public Comments

No representations received.

Town / Parish Comments

No objections.

OFFICER COMMENTS

The key consideration in the determination of this application is whether there has been any material change in planning policy or site circumstances since the grant of the previous approval which would prevent a further permission being granted.

This application is identical to that previously approved in February 2013 under application number SMD/2013/0100. The principle of the extension and its size, scale, form and design has previously been considered by the LPA and found to be acceptable. Whilst the previous permission was considered until the former Local Plan policies the general thrust of policy B13 has been carried forward in Policy DC1 (Design Considerations) of the Core Strategy Document which was adopted in March 2014. This policy requires all development to 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's Design SPG. The SPG, which was adopted at the time of the previous application, confirms that extensions should be subordinate to the existing building so that the original house dominates. Although the replacement of the former Local Plan with the current adopted Core Strategy Document is a material consideration it is not considered that the policies relating to extensions to existing dwellings within a recognised settlement boundary have changed significantly and would preclude a further permission being granted.

In terms of changes on the ground the dwellings approved in the former curtilage of the dwelling, at the rear of the application site are currently under construction. Whilst the case officer's delegated report for the previous planning permission did not make reference to these dwellings it is not considered that the proposed development would be prejudicial to the amenity enjoyed by the occupiers of the existing dwelling or those under construction by virtue of their juxta positioning and

separation distances. The proposed development was not considered to adversely affect the occupiers of the neighbouring dwelling 399 which lies to the south of the application site and there have been no changes in this respect.

The submitted scheme does not propose any changes to the existing vehicular or pedestrian access to the site. Adequate parking provision can be provided for the extended dwelling and the proposal is not considered to be detrimental to highway safety.

CONCLUSION / PLANNING BALANCE

Whilst there have been changes both in local planning policy and site circumstances on the ground since the granting of the previous approval it is not considered that these introduce any new issues which would prevent the granting of permission. The application site is located within a recognised settlement boundary where there is a general presumption in favour of development. Its size and scale is appropriate and its overall form and design reflects and respects that of the host building. The proposed development would not be prejudicial to the reasonable enjoyment of any of the surrounding properties not would it be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE subject to conditions

Case Officer: Teresa Critchlow
Recommendation Date: 24th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council