DELEGATED DECISION REPORT

SMD/2016/0526 **Valid 11/10/2016**	**4 GLEBE GARDENS** **CHEADLE**	**VARIATION OF APPROVED PLANS ATTACHED TO PLANNING PERMISSION SMD/2010/0134 FOR AMENDMENTS CONSISTING OF CAVITY BRICKWORK PIKE (END BRICK GABLES) AT FIRST FLOOR LEVEL OVER PROPOSED NEW INTERGRAL GARAGE** **(VARIATION/REMOVAL OF CONDITIONS)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

No.4 Glebe Gardens is a detached two storey dwelling house located within a predominantly residential area. The property benefits from extant permission for the construction of a two storey side extension to accommodate an integral garage, home office and master bedroom suite.

PROPOSAL

Approval is sought to vary the approved plans condition of application reference SMD/2010/0134, which gave approval for the construction of a one and a half storey extension with 2 no. dormer windows. It is proposed to remove 1 no. dormer window to create a gable projection that would sit above the approved integral garage. The gable would not extend beyond the footprint of the approved extension. External building materials are in accordance with those previously approved.

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

CONSULTATIONS

Publicity

Site Notice expiry date: 01.12.2016
Neighbour consultation period ends: 02.11.2016
Press Advert: N/A

Town / Parish Comments

Cheadle Town Council – No objection

OFFICER COMMENTS

Principle of Development

In accordance with Core Strategy policy SS1a when considering development proposals the Council will take a positive approach in favour of sustainable development in accordance with the National Planning Policy Framework.

This application relates to an extant permission where the principle of development was considered and accepted. The key points for consideration relate to design and the impact on the amenity of nearby properties.

Design

The Government attaches great importance to the design of the built environment. Good design is regarded as being a key aspect of sustainable development. In accordance with Core Strategy policy DC1 all new developments should be of a high quality design that respects the site and surroundings. Development should strive to promote a positive sense of place and identity through its scale, density, layout, siting, character and appearance.

The site to which this application relates is located within a predominantly residential area, comprising properties of a similar ilk. The proposed amendment seeks to improve the usability of the first floor by creating a larger circulation space. The amendment comprises the removal of 1 no. dormer window and the construction of a first floor gable. Window head detailing and external building materials reflect the host dwelling and have previously been considered to be acceptable.

The proposed amendment, though larger than the dormer window it is to replace, would still allow the extension to appear subordinate to the host dwelling.

Amenity

In terms of amenity, new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and landscaping.

Taking account of the positioning of the proposed extension relative to nearby properties, it is not considered that the proposal would result in an unacceptable overbearing impact or sense of enclosure. Furthermore as no additional windows are proposed it is unlikely that the development would result in an undue loss of privacy.

CONCLUSION / PLANNING BALANCE

In conclusion, this is considered to constitute a sustainable form of development and is therefore acceptable in principle. The design and scale of the proposed amendment is considered to reflect the form and character of the host dwelling. Taking account of the positioning and scale of the proposed amendment relative to nearby properties it is not considered that the proposal would result in injury to residential amenity. This application is therefore considered to accord with the relevant policies of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 06.12.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council