**DELEGATED DECISION REPORT**

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| **SMD/2016/0700** | **57A LEEK ROAD** | **PROPOSED 2 STOREY FRONT** |
| **Valid 08/11/2016** | **CHEADLE** | **EXTENSION** |
| | | **(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Principle
- Design
- Amenity

## DESCRIPTION OF SITE

The property is a large detached red brick dwelling with concrete pan tiles built in 1978 it has a projecting gable section at the front to form an L shape footprint. The dwelling is an anomaly, surrounded by inter war hipped roof dwellings on either side and opposite. The site is on an elevated ground level above the highway, as are its neighbours on this side of the road, with a sloping driveway.

## PROPOSAL

The proposal is to build another gable projection on the front of the dwelling, at 4m depth, to the side of the existing, to form a horse shoe shape with a ground floor porch in between.

The proposal has been amended with the submission of revised plans which removed a small peaked gable at first floor that would have sat in the middle between the two principle gable projections. This would have added an additional small bedroom, but visually it would have looked awkward and contrived and not related well to the existing dwelling.

Target date was the 3rd Jan, but an extension of time has been agreed with the applicant until the 9th Jan so that plans could be amended.

## 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**

1978 Dwelling was built

SMD/2003/0272 First floor front extension over garage. Approved 2003.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 20th December 2016
Neighbour consultation period ends: 29th November 2016

**Public Comments**

2 Letters of Objection have been received, the following comments have been made:

The property will be too large and out of character. It has already been extended considerably.

Would be overbearing, dominant and out of character.

Two supplementary windows will be made in existing gable of living room to provide additional light.

**Town / Parish Comments**

Cheadle Town Council – No Objections

**OFFICER COMMENTS**

**Principle of Development**

Within the Cheadle Town Development Boundary. Sustainable development that maximises the functionality of the existing site and property. Acceptable in principle.

**Design**

The awkward middle gable has been removed from the proposed scheme. That would have made for a very flat boxy front elevation with a contrived element squeezed between the two dominant gables.

As coherent design the amended proposal would be visually stronger and more balanced with a more purposeful arrangement. Given that the dwelling is already at

odds with the prevailing character of the street scene this is as much as can be expected of an extension proposal for this particular property.

**Amenity**

The new gable projection would extend beyond the front elevation of the property and the adjacent neighbour. However, the depth of the projection is limited enough and the gap between the two properties is wide enough for a horizontal 45 degree line from nearest principle windows not to be breached.

On the flanking gable at No 59 there are three first floor windows that already face onto the applicant's two storey gable approximately 6.3 metres away. At least two of these windows must be secondary windows to the front and back bedrooms and would not be counted as 'principal' in terms of the Council's Space About Dwellings guidance. There are two non-principal windows on the ground floor and these already face onto a dense high hedge on the boundary. Outlook is already very limited from these five side windows and while a very oblique side view from these windows, beyond the existing corner of the applicant's dwelling, might be reduced, overall with very good outlook front and rear, and good separation between the dwellings, the amenity to the neighbour's interior will not be unreasonably affected.

Moreover, the extension will project from the north facing elevation. The sun will rise in the east and move round to the south, the extension therefore, should not unduly impact on light to the neighbour's rooms, but in any event the big front and rear windows should provide plenty of light to the interior.

While the neighbour notes that two additional living room windows would be opened in the side gable of the applicant's, this doesn't actually form part of the proposal and it is permitted development under Part 1, Class A, Schedule 2 of the GPDO as an alteration to the existing dwelling.

**CONCLUSION / PLANNING BALANCE**

The proposal is acceptable.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Ben Hurst**
**Recommendation Date: 09/01/2017**

X B.J. Haywood

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**