DELEGATED DECISION REPORT

SMD/2016/0749 **Valid 25/11/2016**	**BROOKFIELD 78 DILHORNE ROAD CHEADLE**	**RAISING AND REPLACEMENT OF ROOF TO CREATE FIRST FLOOR BEDROOMS AND BATHROOM, SINGLE STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity

DESCRIPTION OF SITE

Buff Brick, 1970s bungalow with a relatively shallow pitched concrete pan tile roof and white bow windows. The existing bungalow provides modest – three bed accommodation, main double bedroom and two box rooms.

Its closest adjacent neighbour was the same or similar dwelling type, but with a red brick extension to the front and side and the replacement of the bow windows with squarer shaped, flush, brown Upvc, it has lost its original character.

A mix of dwelling types, heights and designs surround the property. To the east of the two bungalows there is a small cul-de-sac development of two mews style dwellings built in 1990, to the south and west there is a mix of two storey houses and bungalows of mainly late 20th Century build.

Open Green Belt lies to the north of the properties, the other side of and beyond the Cheadle Town Area settlement boundary.

PROPOSAL

The proposal is to create 2 additional bedrooms and a bathroom in the roof space by increasing the ridge height by 1.5 m and pitch of the roof up to 42 degrees. A shaped triangular window with vertical glazing bars would sit just in the apex of the new roof on the front elevation.

A small utility room extension with a hipped roof would be provided on the opposite side of the dwelling to the existing garage – this bit of the proposal would in any event be permitted under Part 1 Class A of the GPDO.

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
SS5 Towns
SS5c Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7. Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2007/1341 Replacement of existing garage and front porch. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 20/01/17
Neighbour consultation period ends: 19/12/16

Public Comments

None Received

Town / Parish Comments

Cheadle Town Council – No Objection

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

The site lies within the Cheadle Town Area, where sustainable development of good design is acceptable. The proposal complies with the Cheadle Area strategy. It maximises use and potential of plot with limited alteration, height increase and impact.

Design

The existing bungalow has a relatively shallow pitched roof it offers little in the way of useable space and while it is of a common dwelling type built in the 1970s throughout the District, the shallow roof is at odds with the traditional Moorlands vernacular of steeper pitches with plain roof tiles. Increasing the roof pitch from 25 to 42 degrees adds just 1.5 metres to the ridge height but efficiently creates enough space to provide two bedrooms and a bathroom. The existing ridge of the garage extension would run to the side at a subordinate height with a strong front facing gable.

It is proposed to render the walls of the raised element with the retention of brick elsewhere and the proposed single storey side extension. Whilst this is a change in materials, there are other examples of render elsewhere in the locality and therefore is consider to be acceptable.

The additional height is not excessive and would not dominate its neighbour or appear obtrusive or overly prominent in the street scene from more distant views particularly as there are a range of dwelling types and heights within the street scene.

Amenity

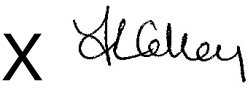
No adverse impacts. The dwellings at the rear are more than 25 metres away from the applicant's and their rear elevations face onto the apex of the gable and the end of the ridge rather than the bulk of the new roof mass at the side of the property. The neighbours at the side have principle out look to the front and rear away from the proposal. As such it is considered that the development would not unduly harm residential amenity.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable and should be granted planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 16/01/2017

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council