DELEGATED DECISION REPORT

SMD/2016/0808 **Valid 23/12/2016**	**THE COTTAGE** **78 THE GREEN** **CHEADLE**	**PROPOSED TWO STOREY EXTENSION TO SIDE TO FORM KITCHEN, SHOWER AND DRESSING ROOM WITH EN-SUITE ABOVE TOGETHER WITH BOOT ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Within the town development boundary
- Design
- Neighbour and street scene amenity

DESCRIPTION OF SITE

No.78 is attached and orientated to face west at right angles to the rear of No.76 which faces south on to The Green. The property takes the form of two parallel rear outriggers from No.76 each with dual pitched roof extending north from the east-west aligned roof ridge of No 76. The more easterly of the outriggers – the rear section of the application property – extends northwards some 4m beyond the northerly reach of the westerly outrigger (the front section of No.76).

Access to the property is via a short drive which curves in from The Green at a point to the west of the properties and goes in behind the gardens of No.78. The rear elevation of No.78 backs on to a small yard beyond which is a vehicular access to unused former industrial land to the east. The rear of No.78 looks out towards the gable wall of single storey buildings associated with an adjacent petrol station. The northerly twin gabled end of No.78 faces on to an area of mature trees but is separated from the trees first by a narrow yard with linked flat roofed covered area and then a single garage. The property is finished externally in pebbledash.

PROPOSAL

To erect a two storey side extension to the gable end of the forward of the two gables which at present falls short of the reach of the gabled section to the rear. To erect a single storey side extension with dual pitched roof to the end of the gable of the rear section of the house.

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
SS5c Cheadle Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2004/0764 – single storey side extension – approved
SMD/2013/1029 – demolition of the house as part of a larger scheme to build 63 houses – outline – refused
SMD/2014/0797 – demolition of the house as part of a larger scheme to build 51 houses – outline – refused

CONSULTATIONS
Publicity
Site Notice expiry date: 27th January 2017
Neighbour consultation period ends: 13th January 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – None

Staffordshire County Council Flood Risk
Householder guidance offered.

OFFICER COMMENTS
Principle of Development
Acceptable in principle being within the town development boundary.

Design
The proposal is suitably subordinate to the layout and form of the existing building and proposes materials to match.

Amenity
No adverse consequences neither for neighbours nor street scene given that it is located to the opposite side of the dwelling to the attached property and does not project beyond the existing front and rear building lines.

CONCLUSION / PLANNING BALANCE
The scheme meets the key requirements of being subordinate and in keeping in style. It may also be considered that in fact the layout and appearance of the property in the westerly elevation is improved by the reduction in flat roofed building to the side (north) and by the removal of a long roof slope which extends part of the existing roof down from the first floor eaves to ground floor eaves level.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 03/02/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council