DELEGATED DECISION REPORT

SMD/2016/0774 **Valid 08/12/2016**	**9 MILLSTREAM CLOSE** **CHEADLE**	**FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE AND UTILITY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the host building and wider streetscene;
- Impact on residential amenity; and
- Impact on highway safety

DESCRIPTION OF SITE

The application site comprises of a modest detached dwelling which is located on a short cul de sac on a recently constructed housing estate. The dwelling which is constructed from facing brickwork under a concrete interlocking tile roof sits within a row of 3 similar dwellings. The dwellings to the north sit centrally within their plots and those to the east sit at a slightly higher level at right angles to the application site. A single storey garage is attached to the eastern elevation of the building and a hipped roof sun room extension has been added to the rear.

PROPOSAL

This is a householder application which seeks consent for the erection of a first floor extension above the existing garage.

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

Chapter 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site notice displayed and six neighbours notified.

Public Comments

One letter of representation received which raises an objection on the following grounds:-

- Loss of daylight;
- Overbearing nature; and
- Loss of amenity due to building work and implications it may have on neighbouring property.

Town / Parish Comments

No objections.

Staffordshire County Council Highways

No objections subject to informative re extended vehicle crossing

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Cheadle development boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

Design

Policy DC1 (Design Considerations) states that all development should 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 with reference to extensions confirms that extensions should be subordinate to the existing building so that the original house dominates.

The plans originally submitted with the application failed to follow the advice contained in the Council's adopted SPG as the proposed extension followed the front elevation and had a ridge height coterminous with the main dwelling. Discussions

with the agent have resulted in amended drawings being received which set the extension off the front elevation thus resulting in a secondary and subservient ridge height. The proposed extension is considered to be of an acceptable size and scale and its overall form and design is in keeping with the general character and appearance of the host building and the wider streetscene. In this respect it is considered that the amended plans comply with this requirement of Policy DC1 of the adopted Core Strategy.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The letter of objection states that the proposed extension would result in a loss of daylight and bring the development closer to the rear of the neighbouring property Number 7. This is factually incorrect as the proposed extension would be constructed on the footprint of the existing ground floor garage. It will not therefore be any closer to the adjoining dwelling. It will however be higher than the existing single storey garage. The Council's adopted Space About Dwellings Guidance states that extensions which are to be sited facing the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond a vertical angle of 25 degrees measured from the mid point of the nearest principal windows on any adjacent properties. Prior to receipt of the amended plans a drawing was submitted which demonstrated that this standard would be achieved. The proposal would also meet the Council required separation distances between flank elevations and a neighbouring principal elevation. The reduction in the ridge height of the proposed extension will only serve to improve this arrangement. Furthermore, the orientation of the application site with the adjoining dwelling sited to the east will mean that any loss of daylight will already be caused by the existing dwelling. The proposed extension is not considered to exacerbate this situation further and therefore it is considered that the proposal meets with the criteria laid out in Policy DC1 in this regard.

Highway Safety

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. The proposal would provide one additional bedroom. Sufficient on site parking provision exists to comfortably serve a dwelling of this size. It is therefore not considered that the proposal would result in harm to highway safety. The Highway Authority have been consulted on the application and no objections have been raised subject to an informative regarding the enlarged crossing.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development is acceptable in principle, is of a size, scale, form and design which is in keeping with the host building and the wider streetscene. It would not be prejudicial to the reasonable enjoyment of any of the surrounding dwellings nor would it be detrimental to highway safety.

OFFICER RECOMMENDATION : **Approve** subject to conditions regarding statutory time limit, amended plans and matching materials.

Case Officer: Teresa Critchlow
Recommendation Date: 6th February 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council