DELEGATED DECISION REPORT

SMD/2016/0776 **Valid 12/12/2016**	**HEATHCOTE CHEDDLETON HEATH ROAD LEEK**	**DEMOLITION OF EXISTING GARAGE, CONSTRUCTION OF REPLACEMENT 2 STOREY SIDE EXTENSION, REPLACEMENT OF EXISTING FLAT ROOF TO PREVIOUS REAR EXTENSION WITH TILED LEAN TO ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity

DESCRIPTION OF SITE

Inter war red brick dwelling with hipped roof. Single fronted with front room aside the entrance hall. Flat roof double garage to the side is detached but has a brick arched gateway that links it to the side of the house. The dwelling has already been enlarged with a large flat roof ground floor extension that runs across the back of the property. Large wide plot with sizeable front and rear gardens, the width of the property currently fills the plot, including the garage, with approx. 2 metres either side to the boundaries.

The dwelling is toward the end of a row of detached dwellings within large plots that loosely line the rural lane of Cheddleton Heath Road. Located outside of the 'Larger Village' of Cheddleton in an 'other rural area' and the Special Landscape Area.

PROPOSAL

It is proposed to remove the flat roof detached garages and replace them with a two storey side extension that provides new master and 4th bedroom with a second first floor bathroom and en-suite at first floor and then a double garage below at ground floor.

The side extension would span the full width of the large double garage below and double the width of the original dwelling's front elevation.

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
SS6 Rural Areas
SS6c Other Rural Areas
R2 Rural Housing/Extensions to Existing Dwellings
DC1 Design Considerations
DC3 Landscape and Settlement Character and appearance

Rural Areas Design Guidance (SPD)

National Planning Policy Framework

Section(s) 7 & 11

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1981/0157 Extension to form larger dining room and kitchen. Approved
SMD/2010/0363 Two storey side extension. Approved (not implemented)

Planning permission was granted in 2010 for a two storey extension that is comparable to the one proposed with this app. The development approved with that app was not implemented and the permission has lapsed.

CONSULTATIONS

Publicity

Site Notice expiry date: 7th Feb 2017
Neighbour consultation period ends: 2nd Jan 2017

Public Comments

None received

Town / Parish Comments

Leek Town Council – not unneighbourly

OFFICER COMMENTS

Principle of Development

Outside of the boundary of a defined village in an 'other rural area'. The proposed extension to the existing dwelling would be of an appropriate scale and design and would not have a detrimental impact on the existing dwelling and the character of the rural area.

Design

A very similar design and size of extension has been approved here previously that scheme would have introduced dormer windows and a flying hip that would have changed the character and appearance of the original dwelling. This proposal is more simply formed and ties better with the traditional 'inter war' character of the original dwelling.

The proposal brings with it notable benefit because it consumes and ties together some existing poorly designed flat roof extension to the side and rear by introducing a lean to roof across the existing rear extension and replacing and building over the garage to the side.

Amenity

All principle windows face forward or rear and do not overlook neighbouring property. The side extension does not project forward or rear of the adjacent property and the side elevation of the neighbour's property does not have any windows. The proposed extension would, on the side elevation facing the flank wall of the neighbour's dwelling, have a ground floor garage window but this will face onto the substantial boundary treatment that exists between the two properties and the neighbours flanking wall is blank in any event.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 03/02/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council