DELEGATED DECISION REPORT

SMD/2017/0051 **Valid 30/01/2017**	**1 SPODE CLOSE** **CHEADLE**	**PROPOSED FIRST FLOOR FRONT EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING INTERNAL ALTERATIONS. EXISTING SHED TO BE DEMOLISHED** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within the developed area of Cheadle on a modern housing estate. It comprises a detached dwellinghouse on a corner plot with Spode Close running along the side boundary to the east and to the front (north). Other dwellings of similar design and appearance lie to the west side and to the rear (south) and to the other side of the road to the north.

PROPOSAL

The application is for the removal of the single-storey front garage projection (part of the original house) and replacement with a two-storey front extension which would project up to the current position of the garage front wall. Also proposed is a single-storey side and rear “wrap-around” extension which is the same one approved under a previous recent application (SMD/2016/0457).

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

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0457. Single-storey side and rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.3.17
Neighbour consultation period ends: 20.2.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

There are other houses in Spode Close which have two-storey front projections and therefore the proposal would no be out of keeping with the area. It would not project any further forward than the two-storey part of the adjacent dwelling to the west and would be no closer to the road than the neighbouring house. The extension would therefore not be unduly prominent or affect the street scene. Its particular form and design would harmonise with the original house and other houses in the area.

With regard to residential amenity, the first-floor bedroom window would be no closer to the houses opposite than the existing first floor primary front-facing windows of the houses to the west and therefore would not introduce any harmful overlooking of other properties on the cul-de-sac. In terms of light provision, as there are no primary windows on the side elevation of the adjacent house to the west, there would be no impact on light provision to this property.

The single storey side and rear extension is the same as that approved last year. This also provides a replacement garage and therefore on-site parking provision is not affected. The single-storey extensions remain acceptable.

CONCLUSION / PLANNING BALANCE

The visual and residential amenities of the area would not be harmed by this large scheme of extensions.

OFFICER RECOMMENDATION: **APPROVE**
Case Officer: Chris Johnston
Recommendation Date: 27.3.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council