DELEGATED DECISION REPORT

SMD/2017/0109	**26 OULTON ROAD**	**RESITING OF WINDOW FROM**
Valid 24/02/2017	**CHEADLE**	**REAR TO SIDE ELEVATION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a corner plot of land to the south of Oulton Road, Cheadle. The site contains a single storey residential dwelling (No.26 Oulton Road) and associated ancillary amenity garden space to the rear. The external walls of the dwelling are constructed of red brick with fenestration finished in Upvc.

The principal front elevation faces Oulton Road on its northern side. The eastern elevation is a gable end which faces a small 'off shoot' of Oulton Road which reaches a dead end level with the rear boundary of No.26. This gable end is characterised by two small windows; one bathroom and one kitchen. The eastern boundary of the site is defined by a fence measuring approximately 1.8m in height. The rear elevation is characterised by a single bedroom window and a set of double doors which open outwards into the rear garden.

To the south of the site beyond the rear boundary lies open agricultural land associated with Moor Lane Farm.

PROPOSAL

The application seeks permission to remove the bedroom window in the rear elevation and relocate it to the side (eastern) elevation of the dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be

applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) *
Section(s)*

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant planning history relevant to this application which is associated with this site.

CONSULTATIONS

Publicity

Site Notice expiry date: 30th March 2017
Neighbour consultation period ends: 21st March 2017
Press Advert: N/A

Public Comments

No public comments have been received in respect of this planning application

Town / Parish Comments

Cheadle Parish Council – No comments received

OFFICER COMMENTS

Principle of Development

The site is situated within the development boundary and is not constrained by any sensitive statutory designations as shown on the adopted core strategy proposals map. As such the site is not subject to any restrictive NPPF policies as listed at footnote 9 to paragraph 14 of the NPPF, and therefore the presumption in favour of sustainable development is engaged.

The principle of development is therefore considered to be acceptable subject to compliance with national and local planning policies relating to design and amenity.

Design

Policy SS1 of the adopted Core Strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted Core Strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

The proposed replacement window is considered to be in keeping with the existing development. The window would be Upvc and would match the appearance of the existing fenestration. The brickwork which would replace the existing window in the rear elevation is set to match those used in the existing external wall.

In light of the above it is considered that the proposed development represents good design and accords with policies SS1 and DC1 of the core strategy and Chapter 7 of the NPPF.

The application is considered to constitute sustainable development in reference to policy SS1a of the core strategy and paragraph 14 of the NPPF.

Amenity

Policy DC1 of the adopted Core Strategy requires that new development protects the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

There are no residential properties to the south of the site. The eastern boundary of the site which separates the dwelling from Oulton Road is defined by a 1.8m fence. The nearest properties to the eastern side elevation of No.26 stand on the opposite side of the highway some 15m distant.

Although this is below the recommended 21m between principal windows, due to the nature of the dwelling being a single storey, the height of the boundary fence, and the fact that there is an intervening public road from where views can already be obtained into the windows in the front elevations of the properties opposite, it is considered that the proposed relocation of the bedroom window from the rear

elevation to the side (eastern) elevation will not result in the loss of residential amenity to any neighbouring properties, and as such, the application accords with policy DC1 of the core strategy and paragraph 17 of the NPPF.

The application is considered to represent sustainable development with regards to residential amenity in the context of policy SS1a of the core strategy and paragraph 14 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks to relocate a rear elevation bedroom window to the side (eastern) elevation of No.26 Oulton Road, Cheadle. The window would be replaced with brickwork to match the existing, and the window would be finished in uPVC in line with the existing fenestration.

The site is located within the development boundary and is not subject to any restrictive local development plan policies or NPPF policies. The principle of development is therefore considered to be acceptable.

The proposed plans have been found to represent good design in accordance with policy DC1 of the core strategy and Chapter 7 of the NPPF. No adverse impacts with regards to residential amenity are considered to occur as a result of this development.

In conclusion, the application is considered to comply with all relevant local development plan policies and is considered to represent sustainable development within the context of policies SS1a of the core strategy and paragraph 14 of the NPPF. In accordance with paragraph 14 of the NPPF this application is recommended to be approved subject to appropriate conditions being attached to the decision.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 31st March 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council