DELEGATED DECISION REPORT

SMD/2017/0045 **4 PATCH MEADOW ROAD** **SIDE KITCHEN EXTENSION**
Valid 24/01/2017 **CHEADLE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development (Cheadle Town Development Boundary).
- Design/visual impact.
- Neighbour amenity.
- Highways.

DESCRIPTION OF SITE

The application site consists of a semi-detached, two-storey, gable style dwelling with attached flat roof garage. The dwelling benefits from amenity space to the front and rear of the plot, is bounded by timber panel fencing to the side and rear and has a low level brick wall to the front of the house. Off road parking space is provided in the form of a tarmac surfaced driveway to the front/side of the property. The application dwelling is one of a number of similarly designed properties although the cul-de-sac does not have a uniform appearance, consisting of a mix of dwelling types (single/two storey, detached/semi-detached). Land levels vary within the immediate surrounding area but would not have any significant impact upon the proposal.

PROPOSAL

The application is for a single storey side extension to enlarge the existing kitchen area at 4 Patch Meadow Road, Cheadle. The attached flat roof garage is set back from the main front wall of the house and as such there is a recessed area allowing access to the kitchen through a side door. The development would result in vehicles no longer being able to access the garage; the submitted drawing shows that the area would be used as a store with access to it via a patio door to the rear. The extension would have a pitched roof, a side facing door and small window and a roadside fronting bow window. The external footprint would measure 4.0m x 3.23m.

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/1997/0357 – Rear extension to form dining area. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 6th February 2017.
Neighbour consultation period ends: 15th February 2017

Public Comments

None received.

Town / Parish Comments

Cheadle Town Council – No objections.

Staffordshire County Council Highways

No objections on highways grounds. The application involves conversion of the garage to store and construction of kitchen extension on and consequent shortening of the driveway. The finished length of the driveway is not shown on the drawings, though measures on site at 10m which is still adequate space to park 2 vehicles.

OFFICER COMMENTS

Principle of Development

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary where there is a presumption in favour of sustainable development subject to all other material planning considerations being satisfied. In this instance the other planning matters to be considered are those of design/visual impact, neighbour amenity and whether or not the loss of part of the driveway would result in any unacceptable highways implications.

Design/visual impact

The proposed extension is simple in its overall design and is modest in size. Since submission of the application and responding to suggestions from the case officer the roof design has been changed to a simple pitched roof (gable end). Originally the roof design consisted of part flat roof, part low level ridge. The amended design (including repositioned side door and window) is simpler in its appearance and will sit comfortably against the design and proportions of the main house. The gable end of the extension will be seen from the public domain and therefore the improved design is welcomed. The use of bricks and tiles to match the existing dwelling will further ensure that the new development sits comfortably against the existing. A previous extension to the dwelling together with the one currently proposed, would not result in overdevelopment of the site. The original dwelling would remain as the dominant feature and whilst its appearance would change it would not be to the detriment of the site itself or to the surrounding residential area.

Neighbour amenity

The proposed extension would not raise any adverse neighbour amenity issues. No neighbouring principal windows would be affected and there would be no resultant unacceptable overlooking arrangements. It is noted that no neighbour representations have been received in respect of this application.

Highway Safety

The development would result in the loss of part of the driveway and as such would have an impact upon off road parking provision. The County Highways officer has assessed the application and has confirmed that there are no highways related objections as the shortened drive would still be sufficiently sized to park 2 vehicles.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Arne Swithenbank
Recommendation Date: 18th April 2017.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council