DELEGATED DECISION REPORT

SMD/2017/0120 **Valid 28/02/2017**	**1 CHURNET GROVE** **CHEADLE**	**SINGLE STOREY FRONT EXTENSION AND REPLACEMENT OF CONSERVATORY GLAZING AND ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site comprises a semi-detached two-storey dwellinghouse on a modern housing estate within the developed area of Cheadle. The road, Churnet Grove, runs along the rear boundary to the north-east where the garages and parking areas lie. The "front" of the house (where the main entrance is located) faces an access passageway on the opposite side to the south-west. The attached neighbouring dwelling lies to the north-west side. To the south-east side is a row of bungalows which are perpendicular to the house.

PROPOSAL

The application is for a single-storey extension on the north-east elevation (rear) facing Churnet Grove and would be placed in a gap between the house and the garage. To the other side (facing south-west), the existing conservatory would be rebuilt with the same footings and dimensions forming a more solid brick-and-tile extension rather than a conservatory. There would be less glazing.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Previous permissions for extensions and a garage but no recent or relevant history.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.4.17
Neighbour consultation period ends: 27.3.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

With regard to the rear extension (facing the road), this would be a small-scale extension placed in a gap between the house and garage and would be on the opposite boundary to the adjoining house. It would therefore not harm the residential amenities of the adjoining neighbours and would not appear overbearing to the occupants of the bungalows to the other side, in relation to the existing house and garage. Its design would harmonise with the appearance of the dwelling.

The re-built extension (facing the passageway) would have the same dimensions as the existing conservatory it would replace and would therefore not harm residential amenity and would in fact reduce the scope for overlooking due to the removal of a significant amount of existing glazing. It would also have a design and materials which would harmonise more with the appearance of the house.

CONCLUSION / PLANNING BALANCE

To conclude, the proposed development would not impact on the visual and residential amenities of the area.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.4.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council