DELEGATED DECISION REPORT

SMD/2017/0189 **Valid 21/03/2017**	**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 (RE-SUBMISSION OF SMD/2016/0776).** **(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. Same design as previously submitted but instead of using matching red brick on the extension they want to render the first floor above the garage.

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.
SMD/2016/00776 two storey side extension. Approved with matching red brick (not implemented).

CONSULTATIONS
Publicity
Site Notice expiry date: 16th May 2017
Neighbour consultation period ends: 16th May 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
Same design and size of extension as has been approved here previously that scheme was conditioned so that matching brick must be used. This proposal is to use render at first floor. The use of render at first floor is common for pre war dwellings and there are examples of it in the street scene. The use of brick at ground and render above will help to break up the dominance of the extension and tie it into the red brick of the original dwelling.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 16/05/2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council