DELEGATED DECISION REPORT

SMD/2017/0307 **Valid 04/05/2017**	**30 CHURCHILL ROAD** **CHEADLE**	**PROPOSED BEDROOM, SHOWER ROOM AND UTILITY EXTENSION TO SIDE AND REAR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the east of Churchill Road, Cheadle. The site contains a two storey end terrace (No.30 Churchill Road); an ancillary single storey garage; a sun room and a rear garden area.

To the south of the site is 28 Churchill Road; whilst to the north lies an area of brownfield land which is yet to be developed. To the east beyond the rear boundary wall stands the residential curtilage of No.1 King Edward Street.

The ancillary garage is set back from the public highway to the northern side of the dwelling beyond the building line of the rear elevation and is accessed via a private driveway from Churchill Road. The garage stands at approximately 2.5m in height and measures some 9m in length x 1.35m in width. The sun room stands immediately in front of the rear elevation of the main dwelling and measures 4.0m x 4.0m with an overall height similar to the garage.

PROPOSAL

The application seeks permission to demolish the existing garage and replace it with single storey living accommodation. The proposed living accommodation comprises a utility room, a bedroom with en-suite shower room, and a small storage area.

Original plans were submitted (Drawing Ref: WD-3812-Rev C) which showed the replacement structure to measure 2.6 metres to the eaves having an overall height of 4.4 meters. Concerns were raised with the applicant regarding the height or the proposed building and its relationship with the main dwelling. Following discussions with the applicant's agent, a revised plan was submitted (Drawing Ref: WD-3812-Rev D) which showed the eaves height as 2.2 metres and an overall height of 4.0 metres.

The plans show the building as having a front facing wall finished in a painted pebble dash, with the other external walls being finished in a painted fair faced blockwork.

Two velux rooflights are shown to be present within the roofspace on the structures northern side, with a single fire escape window serving the side (southern) elevation. The plans also show that the sun room would be provided with new doors and windows to match those used in the construction of the living accommodation.

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)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2006/1216 Rear Conservatory (Refused)

CONSULTATIONS

Publicity

Site Notice expiry date: 15th June 2017
Neighbour consultation period ends: 9th June 2017
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

Cheadle Town Council – No Objection

OFFICER COMMENTS

Principle of Development

The site is situated within the development boundary of Cheadle and is not constrained by any sensitive statutory designation. As such the application is not subject to any restrictive policies as set out in footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

In light of the above, it is considered that the principle of development is acceptable subject to the application demonstrating compliance with all relevant local development plan 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. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance

Chapter 7 of the NPPF highlights the importance of good design that good design is Indivisible from planning and should contribute positively to making places better for people.

The original plans submitted by the applicant's agent were considered to be of a height which did not relate well to the existing dwelling due to the overall height of the structure being above the single storey of the existing dwelling.

Following discussions with the applicant's agent, revised plans were submitted which showed a significant reduction in the height of the proposed structure which is much more in keeping with the existing dwelling and is thought to result in stronger visual relationship when viewed from the streetscene to the west. The proposed materials and finishes are considered to be acceptable, with the proposed changes to the sun room representing a visual enhancement of the site.

In light of the above, it is considered overall that the proposal (as revised) would not have a detrimental impact to the character and appearance of the area and be acceptable in design terms, in accordance with policies SS1 and DC1 of the adopted core strategy and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires new development proposals to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy, and any other aspects relating to amenity.

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.

The neighbouring properties which have the potential to be affected by the proposed replacement structure are No.28 Churchill Road which stands immediately south of the site, and No.1 King Edward Street which stands to the east beyond the rear boundary wall.

Although the proposed extension will have a significant projection beyond the rear elevation of the dwelling, it is located to the north of no.28 and therefore will not impact directly on morning, mid-day or evening sunlight to the principal windows in it's rear elevation. Due to the proposed replacement structure having a single storey and that an existing sun room stands between the proposed structure and boundary with No.26, it is not considered that any adverse impacts in relation to the residential amenity for the occupiers of No.26 will occur as a result of development.

Given that the distance between the side elevation of No.1 King Edward Street and the rear elevation of the proposed single storey structure stands at approx. 15m; that there are no habitable windows proposed in the rear elevation, and that there is some intermittent vegetation between the two properties, it is considered that no adverse impacts to the residential amenity of No.1 King Edward Street will occur as a result of development.

In summary, the application has been found to not result in any adverse impacts relating to residential amenity and thereby accords with policy DC1 of the core strategy and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks permission to replace an existing single storey ancillary flat roof garage to the rear of No.30 Churchill Road, Cheadle with a structure with a slightly larger height with a pitched roof to be used as ancillary living accommodation.

The site is within the development boundary and is not constrained by any restrictive NPPF policies. The presumption in favour of sustainable development is therefore engaged.

Original plans submitted showed the proposal as having a pitched roof with an overall height of 4.4m which exceeded the height of the ground floor storey of the existing dwelling. This resulted in the visual relationship between the proposal and the dwelling being disjointed and out of keeping with the area. Following discussions, revisions were submitted which showed a reduction in the height which allowed for a better visual relationship with the existing dwelling when seen from Churchill Road. There are not considered to be any amenity issues arising from the proposed development.

In conclusion, the proposed development (as revised) is considered to accord with all relevant local development plan policies and other material considerations which include the NPPF. As such the application is recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 27th June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council