DELEGATED DECISION REPORT

SMD/2017/0319 **Valid 12/05/2017**	**BEDBROOK BUNGALOW** **FROGHALL ROAD** **CHEADLE**	**PROPOSED LOFT CONVERSION WITH INTERNAL AND EXTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The property is a detached bungalow on the corner junction of Ness Grove and the A521 Froghall Road. The building is arranged side-on to Froghall Road with its front a gable on to Ness Grove with ample driveway parking and integral garage.

PROPOSAL

To incorporate the integral garage into living accommodation and give a render finish to existing brick work of this element; to add a first floor window in the apex of the front-facing gable; to add skylights to the roof slope which faces Froghall Road; to enlarge a ground floor window in the rear-facing gable to a wider, and door height, folding-doors window and to add a first floor window centrally in the gable below the apex.

As first submitted there were to be six roof lights to the slope facing Froghall Road but in a revised plan, at the suggestion of the LPA, these have been reduced to four. The front gable apex window was to have been 3.3m in width but again, at the suggestion of the LPA, this has been reduced to 2.0 metres.

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 Chile 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
None

CONSULTATIONS

Publicity
Site Notice expiry date: 5th July 2017
Neighbour consultation period ends: 23rd June 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objections

OFFICER COMMENTS

Principle of Development
Within the development boundary development is acceptable in principle.

Design
The introduction of the first floor apex window in the front gable is considered the only significant design change owing to the triangular frame taking the window into the apex of the roof slope. No nearby houses are found to have this style to the street front and it reflects a growing recent design trend. The front gable is prominent to the approach from the south along Froghall Road. The reduced width of the window as shown on the amended drawing is considered important to help limit the prominence of this feature which may be regarded as slightly discordant. The width is now consistent with the widths of the other more standard rectangular windows of this elevation.

Amenity
Taking into account the separation distances and relative building orientations no adverse consequences for neighbour amenity would arise as a result of the additional windows proposed. The first floor window in the rear gable would be c. 19m from the front elevation of The Gables at 100 Froghall Road but the properties do not face one another but are angled almost at 90 degrees. For directly facing properties the separation would normally need to be 22m. Given the near 90 degree angle the arrangement is not considered problematic. As such it is not considered that the addition of this window would adversely harm residential amenity. The proposed roof light would face towards the road.

Highway Safety
The ample driveway parking space to the front of the property means that the loss of the garage would not of itself necessitate or promote additional parking on the public road.

CONCLUSION / PLANNING BALANCE
The revised plan is found to be acceptable in terms of design, with no adverse neighbour amenity implications and no adverse highways impacts the proposal is found acceptable. The proposed development therefore complies with the above relevant Policies.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 7th July 2017

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council