DELEGATED DECISION REPORT

SMD/2017/0350 **Valid 24/05/2017**	**8 MILLHOUSE DRIVE** **CHEADLE**	**ERECTION OF SINGLE STOREY EXTENSION AND REPLACEMENT ROOF TO EXISTING REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the south of Millhouse Drive, Cheadle. The site is situated on the fringes of a large residential estate and comprises a relatively modern two storey detached dwelling; an area of private parking provision to the front; a single ancillary garage to the side; and an area of garden to the rear. A small conservatory exists to the rear of the main dwelling which opens into the garden area.

The external walls of the dwelling are constructed of orange facing brickwork, with the roof constructed of plain grey tiles. All fenestration is finished in UVPC in a similar style to neighbouring properties.

No.8 Millhouse Drive is situated within a row of five detached dwellings. The site itself is bounded to the west by No.6 Millhouse Drive and to the east by No.10. The rear boundary is shared with the rear garden area of No.14 Millhouse Drive. To the north is Millhouse Drive with an open grassland area beyond.

PROPOSAL

The application seeks consent for the erection of a single storey extension off the western (side) elevation which would result in the expansion of the existing ancillary garage. The submitted proposed elevation and floor plans submitted by the applicant (Drawing No: 00565 AL(0)11 Rev A) shows that the proposed extension will comprise a Play room; a utility room with side entrance door; and a smaller garage to the front.

The current garage spans a length of 5.3m. The proposed development would see the length of this structure being increased to 8.5m extending forwards. The proposed development is shown to stand some 1.9m behind the front principal elevation. The overall height of the building is proposed to be increased by 1.2m (from 4m to 5.2m) within the context of the main dwelling which stands at 7.8m.

The application form states that the proposed side elevation would be constructed and finished in materials which match the existing building.

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

Supplementary Planning Documents

Staffordshire Moorlands Design Guidance SPD

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant history

CONSULTATIONS

Publicity

Site Notice expiry date: 11th July 2017
Neighbour consultation period ends: 3rd July 2017
Press Advert: N/A

Public Comments

Mr J. Jordan – Comment:

Any works carried out must not interfere with or breech the integrity of the DPC to my property. A break for drainage must be left between all surfaces and my property. No attachments of any kind to be made to my property.

Town / Parish Comments

Cheadle Town Council – No comments received

Environmental Health

No comment

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The proposed development is situated within the residential curtilage of No.8 Millhouse Avenue. The site is located within the development boundary and is not constrained by any sensitive statutory designations as depicted on the adopted policies map.

The principle of development is considered to be acceptable subject to the application demonstrating compliance with national and local planning policy 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 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 proposed development is considered to be of an appropriate scale, height and massing which relates well to the existing dwelling and, by virtue of its design and proposed construction materials, is in keeping with the overall character and appearance of the streetscene.

Whilst there would be an increase in height of 1.2m when compared to the existing garage, it is considered that the proposed extension would still be subordinate to the ridgeline of the main dwelling. This, coupled with the fact that the front elevation of the proposed extension will be set back some 1.9m from the front elevation of the main dwelling accords with the design principles within the Design Guidance SPD.

Overall therefore, it is considered that the application has demonstrated that the proposal concurs with the principles of high quality design set out within policies SS1 and DC1 of the adopted core strategy, guidance located within the relevant SPD and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy states that all new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

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 gable end of No.6 which faces the side elevation of No.8 is blank. The proposed extension seeks to incorporate a small window which serves a utility room and an entrance door. As this window does not serve a habitable room, and given that there are no habitable windows facing the site, it is not considered that any harm to the residential amenity of No.6 or any other neighbouring property will result from this part of the application.

The existing rear extension projects beyond the rear building lines of the dwelling to the other side, although not number 6. The proposed roof will increase the height but it will remain single storey and will be hipped away from the boundary so any additional loss of light arising from any breach of the 45 degree line would be minimal

As such it is considered that the application accords with policy DC1 of the adopted core strategy and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent for the expansion of an existing ancillary garage to create a side extension at No.8 Millhouse Drive, Cheadle. The site is located within the development boundary.

The proposed development is considered to be of an appropriate scale, height and massing which relates well to the existing dwelling, is in keeping with the overall character of the area, and is not considered to result in any adverse impacts with regards the residential amenity of neighbouring properties.

As such the proposal is considered to constitute sustainable development and is recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 14th July 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council