DELEGATED DECISION REPORT

SMD/2017/0372 **Valid 27/06/2017**	**35 RIVERDALE CHEADLE ROAD UPPER TEAN**	**PROPOSED NEW SUN ROOM TO EXISTING BUNGALOW** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design and character
- Amenity

DESCRIPTION OF SITE

This application relates to a site positioned on the western side of Cheadle Road, within and established ribbon of residential development. The site comprises of a detached bungalow that is set approximately 30m back from the highway. Access to the site is provided via a driveway that runs adjacent to the southern site boundary. Landscaped gardens are positioned to east, south and west of the bungalow.

PROPOSAL

Planning approval is sought for the construction of a single storey extension that is to serve as a sun room.

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

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0849 Domestic extension
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17.08.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

Policy SS1 states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Moorlands. In accordance with policy SS1a when assessing development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications which accord with the policies of the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Design

This application relates to a site positioned approximately 30m to the west of Cheadle Road, Tean. The site falls within the Upper Tean Village Development Boundary and comprises of a detached bungalow. Taking account of the topography the site falls away from the highway and consequently does not occupy a visually prominent position in the street scene.

This application seeks approval for the construction of a single storey extension that is to be positioned on the eastern corner of the building. The extension would essentially fill a dog leg and square off this corner of the dwelling. The extension has been designed with a reduced ridge height that would offer a degree of subservience to the scheme. External building materials are to match those of the existing. Taking account f the positioning of the dwelling within the wider streetscene it is not considered that the development would appear incongruous or out of character.

Amenity

Policy DC1 expects all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed development does not project beyond the existing

building lines and is located sufficient distance away from the nearest residential property to not raise undue concern in this respect.

CONCLUSION / PLANNING BALANCE

This application is considered to sufficiently accord with the relevant design and amenity policies of the Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 18.08.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council