DELEGATED DECISION REPORT

SMD/2017/0349	**29 TRENT CLOSE**	**ERECTION OF SINGLE**
Valid 19/06/2017	**CHEADLE**	**STOREY SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to no.29 Trent Close, a semi-detached bungalow located at the head of the cul-de-sac. The site is located within a predominantly residential area and falls within the Cheadle Town Development Boundary. Trent Close is characterised by properties of varying types. Properties are orientated is such a way that the rear gardens and garaging bound the highway that serves Trent Close.

PROPOSAL

Planning approval is sought for the construction of a single storey side extension that is to accommodate 2 no. additional bedrooms. The extension is to project 3.4m beyond the side elevation and is to measure 8.3m in length. A dual pitched roof is proposed that is to reflect the existing. The extension has been stepped marginally behind the principle elevation of the bungalow and the ridge line would sit below that of the main roof.

External building materials are to match those of the existing.

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/2008/0624 Erection of detached dwelling (Outline)
Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 03.08.2017
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cheadle town Council resolved that the Council has no objections to this application.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. As outlined at policy SS1a, when considering 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 that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

Design

Policy DC1 seeks to ensure that all new development is of a high quality and designed to respect the site and its surroundings. The application site comprises of a semi-detached bungalow and detached garage. The site occupies a corner plot at the head of the cul-de-sac. The dwelling does not appear prominent in the streetscene due to the location of neighbouring garaging and boundary treatment.

Planning approval is sought for the construction of a single storey side extension that is to provide additional bedroom accommodation. The development has been appropriately designed to respect the scale and proportions of the host dwelling. External building materials are to match the existing and the extension has been sufficiently stepped in order to appear subordinate in nature and ensure that a shadowline prevents any mis-match. As this is on the end of the row no terracing will occur. .

Amenity

Policy DC1 requires all new development to be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by no.27 Trent Close to the south and no.18 Trent Close to the north east. No's 22, 24, 26 and 28 Thames Drive bound the site to the north west.

A side door is proposed but existing boundary treatment will prevent any overlooking. A distance of over 13m will be maintained between the gable end and the neighbouring properties in Thames Drive and as the extension does not project beyond the existing front and rear elevations there will be no overshadowing of the property to the other side.

Taking account of the positioning and scale of the proposed extension relative to these nearby properties it is not considered likely that the development would result in undue harm.

Highway Safety

Policy DC1 requires all new development to provide for safe and satisfactory access and to make a contribution to meeting the parking requirements arising from necessary car use. The application site is served by an area of hardstanding that could comfortably accommodate up to 3 no. vehicles. This is considered sufficient to serve a four bedroom property.

CONCLUSION / PLANNING BALANCE

This application seeks approval for a single storey side extension that is considered to have been appropriately designed to respect the application site and its surroundings. It is not considered that the development would result significant harm to the residential amenity of nearby residents or highway safety. Accordingly, this application is considered to accord with the relevant design, amenity and highway safety policies of the Development Plan and a positive recommendation is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 06.09.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council