DELEGATED DECISION REPORT

SMD/2017/0475 **Valid 21/07/2017**	**4 SANDY HILL PARK LANE CLOSE CHEADLE**	**TWO STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design/impact on the character and appearance of the area
- Impact on residential amenity
- Highway safety
- Sustainability

DESCRIPTION OF SITE

The property to which the application relates is a detached bungalow (with habitable accommodation in the roof space) constructed of brick with rendered sections under a tiled roof. There are gardens to the front and rear, an integral double garage and a hard-standing area at the front which can readily accommodate 4 No. vehicles.

The application site is located within a residential estate. The area comprises mainly a mix of detached dwellings and bungalows. There is a varied mix of architectural styles and a mixed pallet of external materials.

The site lies within the development boundary, as defined in the Development Plan.

PROPOSAL

The application seeks full planning permission for what is described as a “two-storey rear extension”.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5c Cheadle Area Strategy
DC1 Design Considerations
C1 Creating Sustainable Communities
T1 Development and Sustainable Transport

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- 1 Building a strong, competitive economy
- 4 Promoting sustainable transport
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0674 – Rear conservatory. Approved, 01/06/2005

SMD/1988/1406 – Extension (dinning room and larger garage). Approved, 24/03/1988

CONSULTATIONS

Publicity

Site Notice expiry date: 13.09.2017
Neighbour consultation period ends: 30.08.2017
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No comments received as of 19.09.2017

Environmental Health

No concerns/issues

Staffordshire County Council Highways

No comments received as of 19.09.2017

OFFICER COMMENTS

Principle of Development

As noted above, the application seeks full planning permission for what is described as a two-storey rear extension. Within the context of Local Plan policies the principle of the proposed development is acceptable.

Design

The proposed extension is the same height (ridge and eaves) as the existing bungalow, the same width as the existing rear of the property and measures approx. 3.7m deep. The existing rear conservatory would be demolished to accommodate the extension. The proposal would extend the living areas at ground-floor level and create a 'master suite' on the first-floor (within the roof), which has a full height glazed opening with a Juliet balcony. The external materials are to match the existing.

It is considered that the size, scale, siting, design and materials of the proposed development have an acceptable relationship with the host dwelling and an acceptable impact on the character and appearance of the area. As such, the proposed development is considered to comply with the design tenets of Local Plan policy DC1 and section 7 of the NPPF.

Amenity

The immediate neighbouring properties either side of the application site could potentially be affected by the proposal. However, given a) staggered set-backs of these properties, b) some slight variations in ground levels, c) the orientation of each of the properties, d) the relatively large gardens of each of the neighbouring properties and e) the fact that the application dwelling (as well as the neighbouring dwelling) is a bungalow and remains as such, are all factors that ensure that the proposed extension would have a limited and acceptable degree of impact on neighbouring properties.

There are side doors facing no.3 but due to intervening boundary treatment there would be no loss of privacy. Due to the fact that no 3 is set back on it's plot and there is a garage alongside and it is angled away from no.4 there would be no overshadowing of principal windows in the rear elevation or breach of the 45 degree line. Ample distance would be maintained to the dwellings at the rear to avoid any loss of privacy from the proposed Juliet balcony. The existing dwelling already projects a significant distance beyond the rear elevation of no.5 and already breaches the 45 degree line from the nearest principal window in the rear elevation. However, given the relatively low overall height iot is considered that any additional loss of morning sunlight would be minimal. The existing boundary planting would avoid any overbearing impact when viewed from the garden of no5. Mid-day and evening sunlight from the south and west respectively would be unaffected. There is a single window proposed facing towards no.5 but this is a high level window so privacy should also be unaffected.

As such, the proposal accords with the amenity tenets of policy DC1 of the Local Plan and bullet point 4 of para. 17 of the NPPF.

Highway Safety

The proposed extension does not create any additional bedrooms. Regardless of this, there is plenty of on-site parking available within the site. As such it is considered that there are no highway safety issues arising from the proposed development and therefore the proposal complies with Local Plan policy T1 and section 4 of the NPPF.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Bearing all the above matters in mind the proposed development is considered to be a sustainable form of development that accords with Local Plan policies SS1, SS1a and C1 (sustainability) and all other relevant Local Plan policies. Therefore the application should be approved without delay, in accordance with para 14 of the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 19/09/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council