DELEGATED DECISION REPORT

SMD/2017/0618	**4 DALE CLOSE**	**PROPOSED SINGLE STOREY**
Valid 26/09/2017	**CHEADLE**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity

DESCRIPTION OF SITE

The application site is number 4 Dale Close Cheadle, a semi-detached, 2 storey dwelling occupying a cul-de-sac location. Amenity space is provided to the front and rear of the property, there is off road parking and boundaries consist of timber fencing and mid-height blockwork walling. Planning permission has previously been approved for a two storey side extension (1st floor accommodation sitting upon brickwork in order to provide access to the rear garden/yard area), this permission has been implemented. There is a small conservatory to the rear which would be replaced if this application is approved.

PROPOSAL

Planning permission is sought for a single storey rear extension which would enlarge the kitchen area and provide a new utility room and WC. Projecting 3.3m from the rear wall of the house the extension would link to the rear of the two storey side addition however external access to the rear garden/yard underneath the first floor addition would remain. The addition would have a shallow sloping roof with its height being just underneath the cills of the first floor windows. Three skylights, two small windows and a set of outwards opening French doors would all allow natural light into the newly created living space. The existing dwelling is constructed of tiles and red facing brickwork. It is proposed that the extension roof would be finished with tiles to match the existing house with the walls having a render finish.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5c	Cheadle Area Strategy

DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 to 17
Section 7: Requiring Good Design.

Supplementary Planning Guidance

Space About Dwellings
Design Principles for Development in the Staffordshire Moorlands – New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/00501/FUL Two storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 16th November 2017.
Neighbour consultation period ends: 2nd November 2017.

Public Comments
None received.

Cheadle Town Council: No objections.

Severn Trent Water: Proposal has minimal impact upon the public sewerage system and therefore there are no objections to the proposals and no drainage condition needs to be applied. Informative required to advise of a public sewer crossing the site.

OFFICER COMMENTS

Principle of Development
The application site is located within the Cheadle Town Development Boundary where there is a presumption in favour of sustainable development subject to all other material planning matters being satisfied. In this instance the matters to be considered are design/visual impact and neighbour amenity.

Design/visual impact
The proposed extension is simple in design and modest in its proportions. Projecting 3.3m from the rear wall and extending to a height of just underneath the first floor windows cills, the extension would not result in a disproportionate addition to the dwelling, overdevelopment of the site or have a negative impact upon the appearance of the property. The application forms state that the extension would have a render finish, this would not match the red brick finish of the house (or two

storey side extension). However, the extension is to the rear of the property and enclosed by other dwellings. Given that it is single storey it would not be highly visible from the public domain. In the interests of good design it would be considered reasonable to add a condition securing the render colour details.

Amenity

The proposed extension would sit very close to the shared boundary with number 2 Dale Close and therefore is likely to have some impact upon the amenity of the adjoining occupant(s). Number 2 has a rear ground floor window positioned very close to the shared boundary but, during the site visit, it was noted that there is already some visual impact upon it due to the presence of the existing conservatory structure and a couple of high level fencing panels between the two properties. The new extension would replace the existing conservatory and although it would be slightly larger it would only project approximately 0.9m further than the existing. There would be a height increase of approximately 1.2m (to highest point of lean-to roof) but as it would be a sloping roof the impact would reduce as it sloped to the rear wall. In any case it was noted that the nearest window served a through room, the principal window being located at the front of the house. For these reasons it is considered that the proposed extension would not cause any material neighbour amenity planning objections. It is noted that no objections have been received from the occupant(s) of number 2 Dale Close.

Due to the separations distances involved and the location and orientation of the dwellings, it has been noted that there would be no impact upon the residential amenity of the occupant(s) of number 6 Dale Close or the Ashbourne Road dwellings to the rear of the application site.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is noted that there are no material planning objections to the design, visual impact or neighbour amenity aspects of the application. It is therefore concluded that the development is acceptable in principle and that subject to conditions it should be recommended for approval.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 16th November 2017.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council