**DELEGATED DECISION REPORT**

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| **SMD/2017/0682** | **15 SNEYD CLOSE** | **PROPOSED 2 STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION** |
| **Valid 13/10/2017** | **CHEDDLETON** | |
| | | **(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Design and appearance;
- Impact on the residential amenity of nearby properties;
- Highways.

## DESCRIPTION OF SITE

No.15 Sneyd Close occupies a corner plot at the head of a residential cul-de-sac that is characterised by circa 1970's semi-detached brick built dwellings with attached flat roof garaging. Site frontages are predominantly open which is characteristic of the wider housing estate. It is noted that a number of properties in the cul-de-sac have been extended or altered, removing the strict sense of uniformity that would have existed at the time of construction. Nevertheless, the original character has generally been retained.

## PROPOSAL

Planning approval is sought for the demolition of an attached flat roof garage and for the construction of a two storey side extension and single storey rear extension. It was noted at the time of my visit that the garage has already been demolished and the foundations for the development have been laid.

The proposed extension is to project 3m beyond the side elevation, measuring a total depth of circa 8m. A 500mm step back has been provided between the principal elevation of the host dwelling and the front elevation of the extension. The two storey element of the extension is to extend in line with the rear elevation of the host dwelling. This storey element is to project beyond the two storey to reflect the depth of an existing single storey extension to the rear of the dwellinghouse.

External building materials are to comprise of red/brown facing brickwork to match the existing to the front elevation, render to the side and rear elevation to the LPA's approval, and blue/grey roofing tiles to match 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**

There is no planning history relevant to the determination of this application.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 21.12.2017
Neighbour consultation period ends: 21.11.2017
Press Advert: N/A

**Public Comments**

No comments received.

**Town / Parish Comments**

Cheddleton Parish Council – No objection.

**Severn Trent Water**

As the proposal has minimal impact on the public sewerage system STW have no objection to the proposals and do not require a drainage condition to be applied.

**Staffordshire County Council Minerals and Waste**

No comments.

**OFFICER COMMENTS**

**Principle of Development**

The application site falls within the Cheddleton Village Development Boundary, which is identified as a 'Larger Village'. In accordance with policy SS6a, the larger villages shall retain and enhance their role as rural services centres providing for the bulk of the local housing needs of the rural areas.

Core Strategy 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 Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. This application is considered to be sited within a sustainable location and is therefore considered acceptable in principle subject to matters of design and amenity.

**Design**

Core Strategy policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 56 of the NPPF advises that the Government attaches great importance to the design of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The application site occupies a corner plot on the southern side of the turning circle at the head of the cul-de-sac. The semi-detached pair is stepped further back into their respective plots than the neighbouring semis to the east. Consequently the application site does not hold a particularly prominent position within the wider context of the streetscene.

The extension has been appropriately designed to reflect the character and proportions of the original dwellinghouse. It is noted that a number of nearby properties have successfully achieved similar extensions and as such it is not considered that proposal would appear incongruous or detract from the character or appearance of the Close.

**Amenity**

The application site is bound by the other half of the semi-detached pair to the east, numbers 12 and 14 St Edwards Road to the south and no.17 Sneyd Close to the north. Due to the positioning of the proposed extension on the west facing elevation it is unlikely that the development would result in significant injury to the amenity of no.13 Sneyd Close.

A distance of 21m would remain between the two storey extension and the rear elevations of numbers 12 and 14 St Edwards Road. A lesser distance would remain between the single storey projection, however a close boarded fence forms the common boundary. Properties on St Edward Road are sat on a higher ground level to the application site and are separated by a 1.8m boundary fence. Whilst the extension would result in an increase in the number of windows serving the property, as the extension would not extend beyond the rear building line of the existing dwellinghouse, it is not considered that the additional fenestration would result in a significantly greater degree of impact that that currently experienced.

No.17 Sneyd Close sits on an oblique angle to the host dwelling. Windows located within the affected elevation of this neighbouring property do not serve as principle windows to habitable accommodation. Sufficient distance would remain between the proposed extension and this neighbouring property to not result in an unduly overbearing impact. Although a garage window is proposed on the side elevation of the extension, it would serve a non habitable room and thus, whilst the boundary is currently open at this point, it would overlook the driveway serving this neighbouring property. As such it is not considered that this would not cause a significant loss of privacy.

Having considered the potential harm to the amenity of nearby properties, it is not considered that the development would lead to undue harm in this respect.

**Highway Safety**

In accordance with Core Strategy policy DC1 all new development should provide for safe and satisfactory access. The proposed development would result in the loss of 1 no. off –street parking space and the addition of 1 no. bedroom. Sufficient space would remain on the site to accommodate 2 no. vehicles. This is considered sufficient to serve a four bedroom dwelling. It is therefore not considered that the proposal would likely result in harm to highway safety.

**CONCLUSION / PLANNING BALANCE**

The proposed development is considered to be of an acceptable design and scale that would not be considered to detract to the character and appearance of the application site or wider area. The development would not cause significant injury to the amenity of nearby properties or lead to a threat to highway safety. This application is therefore considered to accord with policies SS1, SS1a, DC1 and T1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 22.12.2017**

X

Signed by: Jane Colley

**On behalf of Staffordshire Moorlands District Council**