DELEGATED DECISION REPORT

SMD/2017/0721	**40 TO 42 WELL STREET**	**TWO STOREY**
Valid 03/11/2017	**CHEADLE**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

Detached two storey property on an L shaped plan close up to the road edge with garden to east end of plot and inside the L to rear. The property is the result of a conversion and alteration with change of use to residential following a 1994 consent. The building is mainly brick but with some old stone in parts and a clay tile roof. There is good brick work detailing to the eaves and verges which is consistently carried through the development. UPVC windows.

Land to the rear was formerly car park associated with a care home now demolished and granted full consent in 2013 for residential development. The application site would overlook the rear garden of one of the approved dwellings.

PROPOSAL

To form a gabled two storey rear extension along the inside of the existing rear outrigger. The result would be a twin gabled rear extension.

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
SS5c Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1994/1248 conversion, alteration and change of use to form dwelling

CONSULTATIONS

Publicity
Site Notice expiry date: 20th December 2017
Neighbour consultation period ends: 6th December 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objections

OFFICER COMMENTS

Principle of Development
Within the town development boundary – development acceptable in principle. PD rights were not removed at the time of the 1994 consent.

Design
The proposed materials are brick and tile to match the existing. The proposed extension would match the existing outrigger in scale and form. There is not seen to be any particular design benefit to be gained by insetting this second outrigger relative to the first in this situation where there is little if any public visibility; the plans show the length of the extension as equal to the existing rather than recessed.

Amenity
There would be no first floor window in the rear gable but one in the side. This would have a glancing (rather than directly facing) relationship with rear windows in the approved development adjacent, at a distance estimated to be some 15m. This is not dissimilar to the current arrangement where there is a first floor window in the same position in the existing rear extension. Given that the proposed extension would not project beyond the existing side or rear walls, no overshadowing implications are anticipated.

The extension would encroach into a pleasant secluded garden space at the rear though not eliminate it and would leave some further c.95m2 in the side garden parallel to the road. Outdoor amenity space standards would therefore remain in excess of the minimum requirement.

CONCLUSION / PLANNING BALANCE
On basis of the above assessment approval is recommended subject to conditions to retain eaves and verge detailing as shown in the drawings submitted and use matching materials – again as submitted.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 4th January 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council