DELEGATED DECISION REPORT

SMD/2017/0791 **Valid 28/11/2017**	**PLOT 4** **LAND AT 397 CHEADLE ROAD** **CHEDDLETON**	**SINGLE STOREY ATTACHED GARAGE TO SIDE OF EXISTING HOUSE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within a development boundary as shown in the Council's former Local Plan and is not in the Green Belt. It lies about one mile to south of the main part of Cheddleton village. It comprises a detached two-storey modern dwelling which is one of four houses on a recently built backland cul-de-sac development. It is one of the end houses and is closest to the main road (Cheadle Road) which lies a short distance to the west. The house faces the cul de sac road to the west. The other houses on the development lie to the south. Other houses which face Cheadle Road lie to the north. Open land within the Green Belt lies to the rear of the site to the east.

PROPOSAL

The application is for a single-storey side garage extension which would be attached to the side wall of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Core Strategy (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

Section 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0689: Four dwellings at 397 Cheadle Road. Approved and built.

SMD/2017/0752: Detached garage at Plot 2 of the cul-de-sac development approved on 10.1.18.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.01.18
Neighbour letters expiry date: 10.01.18
Press Notice: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The garage is an appropriate size and its design would harmonise with the design and appearance of the main house including the roof form. In terms of residential amenity, it would clip a 45 degree line measured from a rear-facing habitable room window at the neighbouring property to the north. However, I do not consider the proposed garage would impact on the light provision to the neighbouring house due to the presence of a garage at that property which is next to the shared side boundary and which projects considerably beyond the rear wall of the neighbouring house (this is not shown on the application drawings) and also the presence of a large tree close to the shared boundary. The garage would also be a sufficient distance from the neighbouring rear windows and would be viewed from that property against the existing two-storey flank wall of the main house.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 23.1.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council