DELEGATED DECISION REPORT

SMD/2017/0800 **Valid 29/11/2017**	**17 MASEFIELD CLOSE** **CHEADLE**	**PROPOSED FIRST FLOOR REAR AND PART SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is located within an existing residential area, on Masefield Close within the Cheadle Town Development Boundary. The application site (No. 17) is a semi-detached property which is attached to No. 18 Masefield Close.

Masefield Close itself is a cul-de-sac arrangement with approximately 40 semi-detached properties, situated within the Cheadle North East ward. There are already a variety of single and two storey extensions within the area surrounding the application site and the application property has an existing wrap-around side and rear ground floor extension.

To the north, the application site is bound by the garden and driveway of No. 16 Masefield Close. To the east, the application site is bound by Masefield Close which is bound by No. 30 Mansfield Close, a private driveway is taken directly off Masefield Close. To the south the application site is bound by No. 18 Masefield Close. To the west the application site is bound by an agricultural field, which is directly adjacent to the rear garden of the dwelling.

PROPOSAL

The application seeks permission for a first floor extension which will provide additional bedroom accommodation to two of the rear bedrooms (2nd and 3rd bedrooms) with an ensuite bathroom in one.

The proposed floorplans which have been submitted as part of the planning application indicate the first floor extension protruding out of the rear elevation by 3m at first floor level. The proposed development would sit above the existing wrap-around ground floor rear and side elevation, which were added to the dwelling following planning permission being granted in 2004. The proposed floor plans also indicate that the ensuite element of the first floor extension will protrude out from the side elevation of the property by 1.8m; again this will be above the existing ground floor extension to the side of the dwelling.

The proposed elevation plans indicate a roofline which is subordinate to the main roof line of the existing dwelling house in a hipped to gable arrangement, the gable being at the rear of the property.

The proposed elevation plans indicate that there will be three windows in the rear elevation of the proposed development and one window in the front elevation of the proposed development, which is set back from the front line of the existing dwelling house. The windows are in keeping with the windows in the original dwelling.

The application form indicates that the materials to be used for the proposed extension will be in keeping with the existing brick and tiles, of the existing dwelling.

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) 1-17 NPPF
Section(s) 7~~&9 NPPF~~

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2004/0108 Single storey side / rear extension APPROVED 14/05/2004

CONSULTATIONS

Publicity

Site Notice expiry date: 9th January 2018
Neighbour consultation period ends: 2nd January 2018
Press Advert: N/A

Public Comments

A neighbour objection has been received on the basis of the proposed development blocking light. The comments raise privacy and maintenance issues.

Town / Parish Comments

Cheadle Town Council has no objections to this application.

Environmental Health

N/A

Staffordshire County Council Highways

N/A

OFFICER COMMENTS

Principle of Development
Spatial Objective SO1 seeks to make provision for the overall land use requirements for the District.

Policy SS1 of the Adopted Core Strategy relates to development principles. It states that the Council expect development to contribute positively towards the social, economic and environmental improvement of the District.

Policy SS1a of the Adopted Core Strategy sets out the Council's presumption in favour of sustainable development. It states that when considering development proposals, the Council will take a positive approach which reflects the presumption in the NPPF.

The proposal is therefore considered to be acceptable in principle subject to compliance with other relevant policies.

Design
Policy DC1 of the Adopted Core Strategy concerns design considerations. It states that all development shall be well designed and reinforce local distinctiveness contributing positively to the special character and heritage of the District.

Overall the proposal is in keeping with the character of the existing property. Whilst the fact that the side extension does not project the whole of the existing width of the ground floor and the pitch does not correspond with that on the main house, given that it is a relatively small addition, which is set back from the frontage, it appears subservient and will not be prominent in the street scene. Accordingly it is not considered that a refusal on design grounds could be sustained in this case.

Amenity
Some concerns have been raised about the potential loss of light to the neighbouring property at No.18. There is an existing ground floor rear extension projecting c.1.5m across the rear of this property with a single long window. An assessment of the angle at which the proposed development would be seen from the mid-point in the rear elevation ground floor window of No. 18 Masefield Close has been undertaken, in accordance with the Council's Design Guidance SPD (Space About Development).

There would be no breach of the horizontal plane 45 degree line. There would be some incursion beyond the height of a 45 degree line drawn in the vertical plane. Whilst the proposed development would result in some incursion into this area, with

the proposed development being less than 45 degrees from the mid point of the rear elevation of No. 18 Masefield Close, when measured in the horizontal plane, it is not considered this would severely affect the neighbouring property through the loss of light. The property is north west facing and so the proposed extensions which are to the north and east of No18 will not cut across the directions in which the majority of sunlight is experienced. Therefore, it is not considered a loss of light would be a severe issue, on balance.

The occupier of No 18 has also expressed concern that the extension may result in additional roof water drainage being directed to that property as a result of the extension and further concern in respect of the routing of the mains electricity supply cable believed apparently to be attached to the rear elevations of the two properties. The routing of drainage water is considered to be a private matter as would be any arrangement necessary for work taking place on the property boundary. An advisory should be attached drawing attention to the Party Wall Act requirements placed on the developer. The routing of electricity supply must be considered a matter for Building Regulations and the service supplier.

Highway Safety
Policy T1 of the Adopted Core Strategy concerns development and sustainable transport. This states that development which reduces reliance on the private car for travel journeys will be supported.

The proposed development does not result in the addition of further bedrooms, simply the expansion of the existing bedrooms and the addition of an ensuite bathroom. It is considered on this basis that there would be no need for additional car parking areas at the proposed development.

CONCLUSION / PLANNING BALANCE

It is considered that the proposed development complies with National and Local Planning Policy. Whilst the test to measure the amount of sunlight lost by the proposed development has been undertaken, it has concluded that the proposed development is such that it would not result in a detrimental impact upon neighbouring amenity.

Taking on board the neighbour's comments in relation to privacy and maintenance, it is not considered that the proposed development would cause a privacy issue in that the proposed development protrudes out from the rear elevation without any windows in the side elevation and overlooks the garden of No. 17 Masefield Close. It is not considered there would be a privacy issue with the proposed development.

In terms of the comments made concerning maintenance of the proposed extension to the dwelling, the existing wrap-around extension is close up to the boundary, the proposed extension intends to continue this arrangement. Therefore, it is not considered the proposed development would make the existing circumstance any worse than is currently the case, in terms of maintaining the property from the rear for No.18. The application property would have the additional height of a two storey extension.

Taking all of the above into consideration it is considered that this proposal represents sustainable development and planning permission should be granted.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 23/01/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council