DELEGATED DECISION REPORT

SMD/2017/0818 **Valid 07/12/2017**	**19 BARLEY CROFT** **CHEADLE**	**PROPOSED BEDROOM EXTENSION & FRONT PORCH. PITCHED ROOF TO REPLACE FLAT ROOF ON EXISTING LOUNGE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land tot the east of Barley Croft, Cheadle. Barley Croft is a residential cul-de-sac characterised by single storey residential properties on both sides.

The site itself contains one such semi detached bungalow; No.19 Barley Croft, together with an area of ancillary parking provision to the front and garden area to the rear. A small detached flat roof garage also sits to the rear of the dwelling. The property is constructed of red brick with a slate tiled roof and UPVC fenestration.

The rear elevation of the property is characterised by a small white UVPC conservatory with an unsympathetic flat roof. Due to a change in levels the base of the conservatory is constructed from a red brick.

The front north western elevation of the bungalow faces the public highway and comprises a small hipped gable which protrudes 900mm outwards from the main dwelling and serves the kitchen. Fenestration on this front elevation comprises two standard size windows serving the kitchen and second bedroom; an entrance door; and a smaller window serving a pantry area.

The site is bounded by the highway to the north west, and an open area of grassland to the south east beyond the rear boundary. The dwelling shares a partition wall with No.17 Barley Croft to the north. To the south stands its other neighbour No.21 Barley Croft.

PROPOSAL

The application seeks consent for extensions to the front elevation and to replace the flat roof of the conservatory with a pitched roof.

The front extension would see a modest extension to the second bedroom, and the creation of a porch area. As shown on the submitted proposed plans, the proposed extensions to the front bedroom and porch protrude outwards by 900mm, in line with the existing small hipped gable serving the kitchen area.

The materials and finishes to the front extensions would match those seen in the existing dwelling, with external walls constructed of a red brick and UPVC windows. The pitched roof to the conservatory would be constructed of Staffordshire blue tiles and contain a velux roof light on each side.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous history

CONSULTATIONS

Publicity

Site Notice expiry date: 30th January 2018
Neighbour consultation period ends: 8th January 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Cheadle Town Council – No objections

Severn Trent Water

Initial Comments (19th Dec 2017):

No comments to make subject to drainage conditions as follows:

- Development shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Authority; and

- The development shall not be brought into use until drainage has been implemented in accordance with approved plans and details

Updated Comments (31st Jan 2018):

Following this initial consultation response, clarification was sought as to whether such drainage conditions are appropriate for this application given its modest scale.

A further response was received from Severn Trent Water on 31st January which states:

Following on from our telephone conversation this morning I can advise that we do not require a drainage condition to be applied to this application due to the small scale of the proposals.

We would request the following informative is still provided within your report:

Severn Trent Water advise that there is a public sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval. The applicant can contact our Buildover/Close to team on 01902 793550 to discuss their proposals before works begin on site.

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The proposed development is within the existing residential curtilage of No.19 Barley Croft. The site is located within the development boundary of Cheadle as defined on the Saved Policies Map (1998) and is not constrained by any sensitive statutory designation. The application is therefore not subject to any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF, and as such, the presumption in favour of sustainable development is engaged.

Given the nature of the proposed development, and the planning policy context set out above, it is considered that the principle of development is acceptable.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The flat roof of the existing conservatory building is considered to be unsympathetic and contribute negatively to the overall character of the site. A pitched roof would therefore be seen as a visual enhancement and would accord with the design principles set out within policies SS1 and DC1 of the Core Strategy.

The proposed extensions to the front of the existing dwelling are very modest in scale, protruding outwards by 900mm, and would meet and not extend beyond the further part of the existing dwelling; the small hipped gable serving the kitchen area. Given the modes scale of the proposed development, it is considered that there would be no resultant harm to the character and appearance of the wider street scene. Whilst the proposed flat roof to the front of the building is not a desirable feature, it is noted that the neighbouring dwelling has been subject to a similar addition.

The proposed extension would be constructed and finished in materials which correspond with those used in the existing dwelling.

In light of the above, the proposed extensions to the front elevation are seen to accord with the design principles set out within policies SS1 and DC1 of the Core Strategy and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Due to the modest scale of the proposed extensions at the front of the dwelling, it is not considered that properties to either side of No.19 Barley Croft would be adversely affected in terms of loss of sunlight; outlook; or privacy. Aside from the velux skylights, no other fenestration is proposed.

In light of the above, it is considered that the application will not result in any adverse harm to the residential amenity of any neighbouring property in accordance with policy DC1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

The application is seeking full planning permission for minor extensions to the front elevation No.19 Barley Croft, Cheadle and the replacement of the existing flat roof of the rear conservatory with a pitched roof containing two velux skylights. The front extension would see the extension of the second bedroom and introduction of a front porch, extending outwards by 900mm, and meeting the building line of a small hipped gable which serves the kitchen area.

The site is located within the development boundary of Cheadle and is not constrained by any sensitive statutory designation. The presumption in favour of sustainable development is engaged.

An assessment of the application has found the replacement of the conservatory roof to result in a visual enhancement of the site, and that the modest proposals to the front of the existing dwelling would are acceptable in design terms and would not result in any adverse harm to the residential amenity of any neighbouring property.

The conditions initially requested by Severn Trent Water are, after further clarification, considered to be unnecessary and inappropriate. An advisory note is however considered appropriate given the revised comments received.
In conclusion, the application is considered to accord with all relevant local development plan policies, and other material considerations which include the NPPF. There is no significant adverse harm which outweighs the presumption in favour of sustainable development, and therefore in line with policy SS1a of the adopted Core Strategy and paragraph 14 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 31st January 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council