**DELEGATED DECISION REPORT**

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| **SMD/2017/0728**<br>**Valid 06/11/2017** | **3 BASSETT CLOSE CHEADLE** | **REAR EXTENSION AND FIRST FLOOR EXTENSION TO GARAGE.**<br><br>**(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- Design, character and appearance;
- Impact on the residential amenity of nearby properties;
- Highway safety.

**DESCRIPTION OF SITE**

This application relates to a site positioned in an area that is predominantly residential in character. The site comprises of a detached two storey dwellinghouse with attached double garage. The site forms parts of a small cluster of dwellings that were constructed following planning approval in 1980's. The site occupies a long rectangular plot on the northern side of the close and is bound by residential properties to the north and west.

**PROPOSAL**

Planning approval is sought for the construction of a first floor side extension and single storey 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 - 17
Section(s) 7

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

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

## CONSULTATIONS

### Publicity

Site Notice expiry date: 28.12.2017
Neighbour consultation period ends: 08.12.2017
Press Advert: N/A

### Public Comments

No representations have been received.

### Town / Parish Comments

Cheadle Town Council – no objection.

### Severn Trent Water

No objection and do not require a drainage condition to be applied.

## OFFICER COMMENTS

### Principle of Development

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as 'a golden thread running through both plan-making and decision-taking'. In accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Planning applications that accord with the policies contained in the Core Strategy shall be approved without delay, unless circumstances indicate otherwise.

The application site falls within the Cheadle Development Boundary, where in accordance with Spatial Strategy SO1, development of an appropriate scale and nature will be allowed. The principle of development is therefore considered to be acceptable subject to accordance with all other policies contained in the Core Strategy.

### Design

Section 7 of the NPPF outlines the importance of the design of the built environment and states that good design is a key aspect of sustainable development and is indivisible from good planning. Development should function well and add to the overall quality of the area, establishing a strong sense of place and reflecting the identity of the local surroundings. Although paragraph 60 of the NPPF advises that decisions should not attempt to impose architectural styles or particular tastes, it highlights that there should be substantiated requirements to conform to certain

development and styles and that it is proper to seeks promote or reinforce local distinctiveness.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Core Strategy policy DC1 requires development to be designed to respect the site and its surroundings and to promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

This application proposes the construction of a first floor side extension and single storey rear extension. Though clearly visible from public vantage points, the extension has been designed with a step in the ridge level and accordingly would appear sufficiently subordinate in nature. Amended plans have been submitted showing a slight set back in the front elevation and the roof level tucked under the existing eaves to disguise any mismatch of material. A dual pitched roof is proposed to reflect the pitch and form of the host dwelling. The rear slope is to extend to ground floor level, forming part of the proposed single storey rear extension. 2 no. pitched roof dormer windows are proposed within the rear roof slope. These are considered to be of an appropriate scale and form commensurate with the proportions of the host dwelling.

There is a concern that the extension, by virtue of its width, may appear disproportionate to the scale and proportions of the original dwelling. The extension is proposed to extend above an existing attached double garage that formed part of the original development. Properties within the immediate vicinity though constructed at the same time offer a degree of variation in terms of scale and proportions. Taking account of the prevailing character of the streetscene it is considered that the development is representative of the scale and nature of development and as such would not appear incongruous. It is considered that an extension of a reduced width would negatively impact upon the balance, character and appearance of the dwellinghouse and the extension as currently designed, would remain to appear subordinate in nature. External building materials are to match those of the host dwelling and the fenestration details are considered to be acceptable.

The development is considered to accord with the design principles of section 7 of the NPPF and policy DC1 of the SMDC Core Strategy.

**Amenity**

In accordance with paragraph 17 of the NPPF and policy DC1 development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension is to be positioned on the eastern side of the dwellinghouse. No.2 Bassett Close bounds the application site to the west and therefore by virtue of its positioning relative to the proposed extension I am satisfied that the development is unlikely to result in harm to the amenity of this neighbouring property.

No.4 Bassett Close bounds the application site to the east. This neighbouring property is positioned further north into its respective plot than the host dwelling and as such sits behind the principle elevation of the proposed extension. This neighbouring dwelling is also orientated towards the application site. Nevertheless, the necessary assessment has taken place and the extension would not cross the 45 degree line taken from the centre point of the nearest habitable room window that is positioned within the principle elevation of this neighbouring property. The extension would increase the height of the built form of development above the existing garage by circa 1.6m. It is acknowledged that it is likely that the extension would result in some overshadowing during the afternoon, however due to the positioning and height of the existing dwellinghouse and garage it is not considered that this would be significantly greater than that already experienced. No comments have been received from this neighbouring property and it is considered that the proposal would accord with the amenity objectives of the NPPF and policy DC1 of the SMDC Core Strategy.

**Highway Safety**

Core Strategy policy DC1 seeks to ensure that provision is made for safe and satisfactory access and to ensure that the parking requirements arising from the development are met. This application would result in the provision of 1no. additional dwelling (5no. bedrooms in total). Existing on-site parking provision for up to 4no. vehicles would remain and is considered sufficient to serve a dwelling of this size.

**CONCLUSION / PLANNING BALANCE**

This application is considered to be of an acceptable design and scale that positively respects the scale and proportions of the host dwelling and the prevailing streetscene character. The development would not result in significant injury to the amenity of nearby properties or harm to highway safety. This application is therefore considered to accord with the policies of the National Planning Policy Framework and Staffordshire Moorlands Core Strategy.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 22.02.2018**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**