DELEGATED DECISION REPORT

SMD/2018/0093 **Valid 09/02/2018**	**407 CHEADLE ROAD** **CHEDDLETON**	**TWO STOREY WRAP AROUND EXTENSION TO THE REAR OF THE PROPERTY TO MATCH THE EXISTING STYLE IN ORDER TO INTRODUCE UTILITY SPACE AND EN SUITE BATHROOMS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity; &
- Highway safety.

DESCRIPTION OF SITE

This application relates to a site positioned within a linear form of development that runs to the east of Cheadle Road. The site falls within the Cheddleton South Village Development Boundary and comprises of a detached double fronted dwellinghouse set within a rectangular plot.

PROPOSAL

Approval is sought for the construction of a two storey side and 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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2009/1189 Proposed front porch and two storey side and rear extensions Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 05.04.2018
Neighbour consultation period ends: 27.03.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with the 'presumption in favour of sustainable development' outlined within the NPPF, local planning authorities are required to take a positive approach towards development that contributes to the social, economic and environmental improvement of the area.

Cheddleton is identified under Core Strategy policy SS6a as a 'Larger Village' the site falls within the village development boundary, where development to of an appropriate scale is considered to be acceptable.

The principle of development is considered to be acceptable, subject to accordance with all other policies contained in the Core Strategy and National Planning Policy Framework.

Design

Section 7 of the NPPF outlines the importance of design of the built environment, and states that good design is a key aspect of sustainable development and 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. 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.

Core Strategy policy DC1 requires development to be of a high quality and designed to respect the site and its surroundings; having regard to matters of scale, density, layout, siting, character and appearance.

The host dwelling is a character double fronted dwellinghouse with a two storey rear outrigger. It is proposed to construct a two storey rear extension that is to fill the area to the side of the outrigger. The scheme, though generous in size, is of a lesser scale and massing to that previously approved in 2009. External building materials are to match those of the host dwelling which are considered to be acceptable.

The development is considered to sufficiently accord with policy DC1 and Section 7 of the NPPF.

Amenity

Paragraph 17 of the NPPF seeks to secure a good standard of amenity for existing and future occupants of land and buildings. Core Strategy policy DC1 requires new development to be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

A distance of 13m would exist between the proposed extension and the side elevation of 409 which bounds the site to the south. No windows are proposed within the side elevation. The proposed extension will be screened from no.405 by virtue of the existing outrigger. The proposal does not extend beyond the existing rear building line so no impacts will occur to the other side or rear .No objections have been received and it is considered unlikely that the development would result in undue harm to residential amenity.

Highway Safety

The NPPF promotes sustainable transport and recommends that local planning authorities should seek to encourage sustainable patterns of transport. Policy DC1 requires all new development to provide for safe and satisfactory access to meet the parking requirements arising from the development.

Sufficient on-site parking provision allows for the parking of in excess of 3no. vehicles. This is considered sufficient for the development proposed.

CONCLUSION / PLANNING BALANCE

This application is considered to sufficiently accord with the relevant policies of the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Lisa Howard
Recommendation Date: 6th April 2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council