DELEGATED DECISION REPORT

SMD/2018/0118	**3 PATCH MEADOW ROAD**	**TWO STOREY SIDE**
Valid 20/02/2018	**CHEADLE**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is within the Cheadle West ward, it relates to a two storey semi-detached dwelling on Patch Meadow Road in Cheadle.

To the north, the application site is bound by Patch Meadow Road which forms the vehicular access to the private driveway at the side of the dwelling. Beyond this is No. 16 Patch Meadow Road which is a detached dwelling with a detached garage. To the east, the application site is bound by No. 2 Patch Meadow Road which forms the other half of the semi-detached dwelling. To the south, the application site is bound by the rear gardens of dwellings on The Green, Cheadle. To the west, the application site is bound by No. 4 Patch Meadow which is another two storey semi-detached dwelling.

PROPOSAL

The application seeks planning permission for the demolition of the existing flat roof garage and a two storey extension to the side of the dwelling, providing additional living accommodation. The proposed development comprises a utility room, lounge and kitchen to the ground floor. The first floor comprises an additional bedroom with ensuite bathroom.

The submitted plans indicate the extension to have a pitched roof with a gable feature to the rear elevation.

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
SS6c Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

- Introduction
- Introduction (inc. achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- Building a strong, competitive economy, Chapter 1
- Promoting Sustainable Transport, Chapter 4
- Requiring Good Design, Chapter 7
- Meeting the challenge of climate change, flooding and coastal change, Chapter 10

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with this site.

CONSULTATIONS

Publicity
Site Notice expiry date: 29/03/2018
Neighbour consultation period ends: 29/03/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Severn Trent Water
No objections

Environmental Health
N/A

Staffordshire County Council Highways
N/A

OFFICER COMMENTS

Principle of Development
Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.
The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's 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.

The application is located within the development boundary, as identified on the proposals map, it is covered by Policy SS5c which relates to the Cheadle Area Strategy. Policy SS5c of the Core Strategy states that the council will seek to expand the role of Cheadle as a significant service centre and a market town.

In accordance with Policy SS1 the Council expects development and the use of land to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a comments that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that applications which accord with the policies in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 requires all new development to be designed to respect the site and its surroundings.

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 submitted plans indicate that the proposed development will measure 9.5m in length, 3.5m in width and 8m in height. The proposed development would be approximately 1m from the boundary with No. 4.

There is one proposed window in the side elevation on the ground floor, which faces towards No. 4. This window serves the extended kitchen area. To the front elevation, the proposed development has one window at ground floor level and one window at first floor level. They are both in keeping with the existing front windows in the existing dwelling. To the rear, there is one window at first floor level and a door at ground floor level, with a small window at either side. The submitted drawings indicate that the proposed windows will be white PVC to match with the existing dwelling.

The submitted drawings indicate that the materials used will be brick walls, whilst the roof will be constructed of interlocking tiles (Antique Brown, Marley Ludlow concrete), both to match with the existing dwelling.

The side extension has a pitched roof to match the existing and is set back and set down from the main dwelling. This will ensure a subordinate appearance, and will avoid any terracing or mismatch of materials.

It is considered that the proposed design is of a high quality which is in accordance with national and local planning policy.

Amenity
In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

An assessment of the proposed development in relation to the neighbouring properties has been carried out. It is noted that the application site sits within an elevated position above the neighbouring pair of semi-detached dwellings (Nos. 4 and 5). There are side windows in no 4 but these appear to be secondary. Further it is a secondary source of light to the side elevation and there is a larger bay window to the front elevation

It is also noted that the application site is set forward in its plot from Nos 4 and 5. Therefore no overshadowing of the windows in the rear elevation of no.4 will occur. Although the side extension projects from the rear elevation, due to the distance from the boundary there will be no breach of the 45 degree line and no overshadowing of the principal windows in the rear elevation of no.2.

However, this means that the extension would project beyond the window in the front elevation of no.4. However, an application of the 45 degree test shows that no overshadowing should occur.

No side windows are proposed and overlooking to front and rear will be as per the existing dwelling. Therefore, it considered that it will not result in a harmful impact upon neighbouring amenity.

Highway Safety
The proposals include the demolition of the existing garage and resurfacing of the front garden with tarmac to provide three off-road parking spaces.

The Highways Authority has not raised any objection to this proposal. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

This application seeks consent for the demolition of an existing garage and a two storey side extension to an existing dwelling.

The proposed development lies within the development boundary and is considered to be acceptable from a design and amenity perspective. As such, it is recommended that the application is approved, subject to planning conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 9th April 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council