DELEGATED DECISION REPORT

SMD/2018/0104 **Valid 09/03/2018**	**5 WOODLANDS GREENWAYS DRIVE CHEADLE**	**PROPOSED TWO STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The planning application relates to a large detached dwelling set within a generous garden. The property is accessed off a private road (Greenways Drive) which serves seven large detached dwellings. The application site is located within the development boundary, within the Cheadle West ward.

To the north the application site is bound by the gates which form the boundary with Greenways Drive, beyond which are Nos. 10 and 12 Greenways Drive. To the east the application site is bound by No. 3 Greenways Drive which also has a large garden to the rear. To the south the application site is bound by No. 26a Leek Road beyond which are dwelling on Friars Close. To the west the application is immediately adjacent to the Green Belt boundary.

PROPOSAL
The planning application seeks permission for a two storey extension to the side of the dwelling.

The proposed development would provide additional living accommodation including an ensuite bedroom at first floor level and a larger kitchen, living room and utility room at ground floor level.

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) 1-17
Section(s) 7

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

CONSULTATIONS
Publicity
Site Notice expiry date: 25/04/2018
Neighbour consultation period ends: 05/04/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
Cheadle Town Council has considered the proposed development and have no objections.

Environmental Health
N/A

SCC Minerals
No comments

Staffordshire County Council Highways
N/A

Severn Trent Water
No objections

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 consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorland 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 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.

In accordance with Policy SS1 the Council expects the development and use of lands 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.

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.

Design principles for development in Staffordshire Moorlands considers the principles which should be followed to achieve good design within the district. This requires extensions to dwellings to be subordinate to the existing dwelling and for the ridge height to be less than the existing dwelling, certainly no higher. In addition, it requires the roof design to be simple, to reflect the local character.

The newly adopted Design Guide states:

"All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section form the building line and keeping the ease and ridge lower than the parent building will help."

The proposed extension protrudes 3.8m out from the side wall of the original dwelling but is stepped back and tucked behind the front building line by 0.4m. The proposed extension measures 11.4m in length and is the same height as the existing ridgeline. The main part of the roof is dual pitched with a hipped roof dormer. There is also a single storey flat roof front extension with a central roof lantern over the kitchen.

The proposed 2 storey element is a continuation of the existing roof plane and ridgeline. Ideally in order to appear subordinate it should be set down from the ridge and the roof plane. This allows the original dwelling to remain the dominant element. It also assists in disguising any mismatch of materials by creating a shadowline, neither of which would be achieved by this proposal. The overdomination of the original building by the proposed extension is exacerbated by the fact that a gabled roof form has been utilised which is out of keeping with the hipped roof character of the existing dwelling. This adds to the bulk and massing of the extension relative to the original dwelling and also creates an unbalanced appearance to the property which detracts from it's overall character. It has been suggested to the applicant that a hipped roof to this element would be more in keeping and would reduce the bulk and mass of the extension but this has been declined.

Turning to the single storey element, the proposed flat roof would be out of keeping with the character of this dwelling, which is characterised by a hipped roof form to the main building with a subservient gable to the front over the porch. Furthermore, the window to the proposed kitchen is on the side of this extension leaving a mass of wall to the front elevation which does not respect the solid to void ratio of the rest of

the front elevation. A second gable has been suggested for this element with a window in the front elevation but this has also been declined by the applicant.

The application form which is submitted with the planning application states that the materials to be used for construction will match with the existing dwelling. However, there is also an annotation on the elevation plan which states that there will be some render to the front elevation. The use of render would be out of keeping with the existing dwelling which would add further to concerns that the proposed flat roofed front element would appear incongruous. It would fail to harmonise with the existing building as a result.

Overall, it is considered that the proposed development is not of a high quality design and is not compliant with Policy DC1 of the Core Strategy, the provisions of the Design Guide or the NPPF in this regard.

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 good standard of amenity for all existing and future occupants of land and buildings.

The proposed development has four large floor to ceiling windows serving the first floor bedroom and French doors serving the ground floor living area. There is also a small window serving the kitchen, to the side elevation. To the rear elevation there is a set of bi-folding doors to the ground floor, serving the living area. To the first floor there is a set of French doors with an external guard serving the bedroom. To the front elevation, there is a roof light, similar to the existing one serving the stairwell.

An assessment of the proposed development in relation to the neighbouring dwellings has been carried out. The nearest dwelling to the proposed extension is 28m, to the east. The application site is set back within its large plot from No. 3 and there is a strong boundary treatment in the form of a mature landscaped garden with a hedge that is at least 3m in height between the dwellings. It is therefore considered that the proposed development would not affect any of the surrounding dwellings in terms of loss of privacy, shadowing or overlooking.

It is considered that the proposed development would not have a harmful impact upon residential amenity to neighbouring dwellings.

Highway Safety
Policy T1 of the adopted Core Strategy concerns development and sustainable transport, stating that the Council will support development which reduces reliance on the private car for travel journeys. The development proposals would not involve any alterations to the existing access arrangements and sufficient parking space can be found around the dwelling. As such the development would not affect the safe operation of the highway.

CONCLUSION / PLANNING BALANCE
The application seeks planning permission for a two storey extension to the side of the detached dwelling at 5 Woodlands, Greenways Drive. The application site is located within the development boundary where the principle of this type of development is acceptable in principle.

An assessment of amenity has been undertaken which has concluded that the proposals are not in accordance with planning policy.

The concerns regarding the design of the proposed extension are set out above. The applicant has declined to amend the scheme and accordingly the proposal is recommended for refusal.

OFFICER RECOMMENDATION : Refuse

Case Officer: Laura Barrowclough
Recommendation Date: 5th May 2018

X _____

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council