DELEGATED DECISION REPORT

SMD/2018/0173 **Valid 05/04/2018**	**90 THORLEY DRIVE** **CHEADLE**	**PROPOSED MODIFICATION TO EXISTING ENTRANCE AND UTILITY ROOM TOGETHER WITH NEW SINGLE STOREY SIDE EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.
- High risk Coal development area.
- Drainage.

DESCRIPTION OF SITE

The application site is number 90 Thorley Drive Cheadle, a previously extended, detached dwelling occupying a corner plot of land at the junction of Thorley Drive and the B5032 Ashbourne Road. The property benefits from off-road parking space, front and rear gardens and rear patio and is bounded by panel fencing. Land levels within the site are relatively flat. The application site is located on the edge of, but within, the Cheadle Town Development Boundary. Open countryside is located to the rear and north of the dwelling but it is not Green Belt at these points. The surrounding built development is that of residential dwellings, a mix of detached bungalows and two storey properties, the majority of which have facing brick and render finishes.

PROPOSAL

Planning permission is sought for a single storey side extension and the infilling of a ground floor area beneath a first floor extension. The single storey side extension would provide the occupants with a lounge. The lounge extension would have a pitched roof, skylights within the rear roof slope and three pane concertina glazed doors leading to the rear garden. The infill area and the proposed internal alterations would provide a utility, study and WC on the ground floor. The door would be relocated from the side of the house to the front of the infilled section which sits back from the main front wall of the house. Two new windows would be inserted at ground floor level to the rear and side (serving the utility and study). A new WC window would be visible at the front of the house. The plans indicate that all new bricks, tiles and rendering would match those found on the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

1: Building a strong, competitive economy.
7: Requiring good design.
11: Conserving and enhancing the natural environment.

Supplementary Planning Guidance

- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
- Space About Dwellings.

Supplementary Planning Document

- Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

85/13887/OLDDC	First Floor Extension. Approved.
SMD/2015/0797	Modifications to existing entrance area and utility room, two storey rear extension and side garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/05/2018
Neighbour consultation period ends: 30/04/2018

Public Comments: No representations received.

Cheadle Town Council: No objections to the application.

Severn Trent Water: No objections subject to condition and informatives.

OFFICER COMMENTS

Principle of Development

The application site is located within the Cheadle Town Development Boundary and as such there are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design, visual impact, neighbour amenity and drainage. It is also noted that the application site falls within part of Cheadle which is designated as being a High Risk Development area (coal).

Design/Visual impact

The proposed lounge extension, infilling works and relocation of the front door raise no design objections. Whilst the dwelling has previously been extended there are no concerns about the resultant level of development within the site. The property sits within a large domestic curtilage and the proposed additions would not lead to visually disproportionate extensions or overdevelopment of the site. The ground floor addition is certainly subordinate in size. Currently it appears as though the first floor has been built above the utility/store (which may have originally been a garage), supported on brick piers rather than the walls of the utility/store area below. The existing walls at ground floor level appear as recessed panels; the brick piers clear to see. It is considered that the ground floor infilling works will improve the appearance of the house by removing the recessed wall areas. The outer facing materials will be a mix of brick and render to match the existing house. It is understood that roof tiles and windows will also match the existing. For these reasons there are no objections to the design or visual impact of the extensions/alterations upon the existing house.

The dwelling can be seen from the roadside and although the site occupies a corner plot of land the proposed lounge extension will not have any significant impact upon the appearance of the area at this point. The lounge extension is ground floor only, will be set well within the plot and screened by fencing and planting. It is considered that the proposal is acceptable in terms of visual impact.

Neighbour amenity

The location of the extension within the application site (to the northern side of the dwelling) and the ground floor alterations will have no adverse impact upon neighbour amenity. Neighbouring properties are located to the west (across the road) and to the south and will not be directly affected. For this reason the application is acceptable in neighbour amenity terms.

Drainage

Severn Trent Water (STW) raises no objections to the application subject to a surface water and foul sewage drainage condition. STW comment that there is a

public sewer located within the site, that they (public sewers) have statutory protection and may not be built close to, directly over or be diverted without consent. As well as a condition STW also recommends an informative to be added to the decision notice (if approved).

Coal Area
The application site lies within a High Risk Area for Development and therefore consideration must be given to Coal Authority advice. A Householder development application is included within The Coal Authority's 'Exemptions List' therefore not requiring a desk based Coal Mining Risk Assessment. In such instances The Coal Authority simply require an informative to be added to a decision notice.

CONCLUSION / PLANNING BALANCE
There are no 'in principle' objections to a domestic extension at 90 Thorley Drive Cheadle. The lounge extension is simple in its design, subordinate in size to the existing house and will not result in over development of the plot. The proposed alterations at ground floor level will improve the appearance of the house and no part of the scheme will have an adverse visual impact upon either the dwelling itself or the surrounding area. No objections are raised in respect of neighbour amenity due to the location and nature of the works. Subject to conditions and informatives there are no objections relating to drainage or the coal risk designation.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson
Recommendation Date: 31/05/2018.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council