DELEGATED DECISION REPORT

SMD/2018/0222	**21 MOORCROFT CLOSE**	**PROPOSED SINGLE STOREY**
Valid 09/04/2018	**CHEADLE**	**SIDE & FRONT EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application relates to a two storey detached dwelling on Moorcroft Close in Cheadle. It is located within the development boundary and lies within the Cheadle West ward.

PROPOSAL

The application seeks planning permission for a single storey wrap around style extension which projects out from the front and side elevation of the dwelling. The extension has a monopitched roof along the side wall of the dwelling and a gable feature roof to the front, where this projects forward of the existing building line to form a porch entrance to the dwelling.

The proposed development would provide additional living accommodation in the form of an extended kitchen, additional utility room, ground floor WC and entrance porch.

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

- 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
SMD/2003/0365 Two storey side extension and detached garage APPROVED 16/09/2003

CONSULTATIONS
Publicity
Site Notice expiry date: 14/05/2018
Neighbour consultation period ends: 03/05/2018
Press Advert: N/A

Public Comments
N/A

Cheadle Town Comments
No objections

Environmental Health
The application site is located within a High Risk Area for Coal Mining. The Environmental Health Officer for Staffordshire Moorlands has been consulted upon the proposals and has requested that an informative has been added to any grant of planning permission in relation to contaminated land. Having reviewed the Coal Authority website, it is clear that any developments within a High Risk Area for Coal Mining should be accompanied by a Coal Mining Risk Assessment (CMRA). However, the information states that there are exemptions to this, including householder applications. As a result, the proposals are not accompanied by a CMRA.

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 extension projects out 1.7m from the side of the dwelling, it measures 9.3m in length and 2.9m in height. The extension is proposed to have a mono-pitch roof to the side elevation with four sky light windows. To the front the roof extends into a dual pitch where it extends beyond the front building line of the existing dwelling.

The elevation plans which accompany the planning application indicate that the materials used will be red/brown facing brickwork and blue/grey roofing tiles to match with the existing dwelling.

It is considered that the proposed development represents a high quality design which is in keeping with the surrounding environment and the existing dwelling. It will be read as an extension, being subordinate to the main dwelling. Whilst it is not set back from the front elevation, it is considered that the applicant could achieve a similar effect with a separate side extension and porch, by exercising their permitted development rights. Therefore, the proposed development is tied in well with the existing dwelling and will be clearly read as one extension which has been planned coherently.

Overall, it is considered that the proposed development accords with policy in design terms.

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.

The submitted plans have been carefully considered in terms of the impact which they may have upon neighbouring dwellings. The proposed extension has no windows in the side elevation which faces towards No. 19, albeit there are four sky light windows in roof. The other windows comprise one kitchen window overlooking the rear garden of the dwelling and one obscure glazed window to the front elevation, serving the ground floor WC. The boundary treatment between the application site an No. 19 comprises a 1.8m high timber panel fence, which provides privacy between the two dwellings. It is not considered the proposed development would have an overbearing impact upon neighbouring dwellings, neither would it have an impact upon the amount of daylight / sunlight which is received.

As a result, it is considered that the proposed development accords with policy in relation to amenity.

Highway Safety
The Highways Authority has no 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 planning permission for a wrap-around style single storey side and front extension to provide additional living accommodation at 21 Moorcroft Close, Cheadle. The proposed extension would provide an extended kitchen as well as a utility room, ground floor WC and porch. It is considered the extension is acceptable in principle as well as in design and amenity terms. As a result, the application is recommended for approval, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 04.06.2018

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council