DELEGATED DECISION REPORT

SMD/2018/0258	**82 MILL ROAD**	**EXTENSION TO FORM PORCH**
Valid 25/04/2018	**CHEADLE**	**AND WC**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development;
- Design and Visual Impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is number 82 Mill Road Cheadle, a semi-detached, gable style dwelling set back from the roadside behind parking/planting area. The property is located within a well established residential area surrounded by dwellings of differing designs. For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary. The dwelling is not Listed and the site does not form a part of any Conservation Area.

PROPOSAL

The application is for a single storey extension to the front of the property to form a porch and WC. The extension would have a gable design, pitched roof, single door and small WC window. Roof tiles and the proposed render finish would match those of the existing house. The extension would replace an existing small, pitched roof porch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
DC1	Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands, New Dwellings and Extensions to Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

7: Requiring Good Design.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29th June 2018.
Neighbour consultation period ends: 16th may 2018.

Public Comments: No representations received.

Cheadle Town Council: No objections to the application.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system therefore there are no objections to the proposals and no drainage condition is required. Severn Trent Water advise that there may be a public sewer located within the application site. Officer Note:- An informative can be added to the decision notice to advise of the potential presence of the sewer in the event that planning permission is approved.

OFFICER COMMENTS

The application site is located within the Cheadle Town Development Boundary and as such there are no objections to a domestic extension at this property subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design, visual impact and neighbour amenity.

The proposal has been amended since submission of the application. The original scheme was for a larger extension (combined porch and WC) with a lean-to roof, it had a single door and small window in the side elevation. Render and tiles were proposed. There were no issues in respect of proposed materials however there was concern about the size of the extension and the change of roof shape. The lean-to roof was not in-keeping with the simple gable appearance of the house and the width of the addition (together with height) would have visually dominated the front

elevation of the property (visible from the road). The applicant agreed to reduce the size of the extension (width), change the roof shape from a lean-to arrangement to a gable and relocate the WC window to the front in order to provide some visual balance between it (window) and the door opening. It is appreciated that it would not be possible to secure a centrally positioned door and achieve WC accommodation in one side unless the extension was much wider which officer's have sought to avoid.

The application site forms part of a well established residential area which consists of dwellings of varying designs, sizes and ages. The addition of a small porch at the front of the application property will not adversely affect the appearance of the surrounding residential area due to its existing mixed style character.

There are no issues in terms of neighbour amenity. The only property with the potential to be affected is that of the adjoining semi, number 84 Mill Road however the extension would be sited some 3m away from the boundary and would not adversely impact upon any principal windows, it is noted that the side wall would be located in approximately the same position as the porch currently in situ.

CONCLUSION / PLANNING BALANCE

There are no 'in principle' objections to the proposed extension. Following on from receipt of amended plans the initial design concerns have been addressed. There are no visual impact concerns and no neighbour amenity objections have been received or identified. For the reasons set out within the report it is recommended that the application is approved subject to the imposition of conditions and informatives.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 11/7/18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council