DELEGATED DECISION REPORT

SMD/2018/0580	**19 CHELTENHAM AVENUE**	**TWO STOREY SIDE**
Valid 10/09/2018	**CHEADLE**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land adjacent to Cheltenham Avenue, Cheadle, which contains No.19 Cheltenham Avenue; a two bedroom, two storey semi-detached red brick residential dwelling with a pitched tiled roof, and its associated curtilage. The curtilage comprises an area of hard standing to the front of the property used for parking provision, and a modest sized garden to the rear.

Cheltenham Avenue forms part of a large residential development, approved under various applications throughout the 1980's. The development is made up of a range of detached and semi-detached properties, which are all constructed and finished in similar materials.

No.19 has a front principal elevation which faces south-east wards on to the public highway. The property shares a partition wall with No.21 Cheltenham Avenue which sits to the north east. No.21 has a front elevation which has a slightly larger width to, and sits forward of the main part of No.19 by approx. 1.7m , with the ridgeline of No.19 having a similar pitch to that of No.21 but set back by the same distance. As a result, when viewed from the street, these two properties give the visual impression of a main dwelling with side extension – as opposed to two separate properties.

The existing dwelling comprises a ground floor consisting of a small lean to porch with a depth of 1.5m; a lounge area; and kitchen towards the rear. The first floor is made up of two bedrooms and a shared bathroom.

The neighbouring property to the south west is No.17, which has a side gable that stands approximately 11m from the existing side elevation of No.19. The residential curtilage of No.2 Wetherby Close lies to the west of the rear garden, whilst to the north beyond the rear boundary is the curtilage associated with 4 Wetherby Close.

PROPOSAL

The application seeks permission for a two storey side extension. The plans show that the extension would serve a utility room and dining room at ground floor level,

with the first floor serving an additional bedroom and bathroom, thereby allowing the existing two bedrooms to increase in size. The proposed development is shown to span a width of 2.4m, comparable to the width of the main dwelling which stands at 4.2m, and a depth of 7.3m.

The proposed elevation plans show that the main bulk of the extension would sit some 200mm or so behind the building line of the existing dwelling, with a small lean to structure characterising the front elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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 Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Governments 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.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5 Towns
SS5c Cheadle Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Although there is a long history surrounding the original residential development, there is no recent relevant planning history (since 1984) that is relevant to this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 13th November 2018

Neighbour consultation period ends: 10th October 2018
Press Advert: N/A

Public Comments

One letter of support has been received from a neighbouring property

Town / Parish Comments

Cheadle Town Council – No Objections

SCC Minerals and Waste

No comments to make

Severn Trent Water

No objections and no requirement for drainage condition

OFFICER COMMENTS

Principle of Development

The proposed development is for an extension to an existing residential dwelling and is contained entirely within its curtilage. The site is located within the development boundary of Cheadle, which is one of three principle towns which sits at the top of the Settlement Hierarchy within Core Strategy (CS) Policies SS5 and SS5c respectively, and is not constrained by any sensitive statutory designation.

As such, the general principle of development is found to be acceptable subject to all other relevant material considerations.

Design

CS Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting

The proposed two storey extension spans a width amounting to less than 50% of the existing dwelling, and has a ridgeline which is set down from the roof, and a front building line set back from the main dwelling. The materials to be used in the construction of this extension are consistent with those used in the main dwelling.

Whilst there would be an element of a 'terracing' effect, when the extension is read alongside the main dwelling and its neighbour No.21, this is not considered to amount to any significant adverse harm to the character and appearance of the dwelling or the wider street scene.

As such, the extension is considered to be of an appropriate scale, height, massing, and visual appearance which relates well to the existing dwelling and wider area, in line with CS Policies SS1 and DC1 and paragraph 127 of the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

The Staffs Moorlands 'Space About Dwellings' SPD provides useful guidance with regards to the necessary separation distances between habitable windows (i.e. kitchen/lounge/bedroom) within existing and proposed developments.

The proposals show that the habitable windows would be at first floor level in the front and rear elevations. These windows would not directly face any habitable window and as such would not result in any harm to residential amenity. No windows are proposed in the side elevation facing No.17 Cheltenham Avenue.

There are no principal windows in the side elevation of the neighbouring dwelling which would be adversely affected and as the extension does not project beyond the existing front or rear elevations there would be no overshadowing of the attached property.

As such, it is considered that the proposed development would not give rise to any adverse harm to the residential amenity of any neighbouring property, thereby demonstrating compliance with CS Policy DC1 and paragraph 127 of the NPPF.

Highway Safety

CS Policy DC1 requires that new developments provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from the necessary car use.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The adopted Core Strategy does not contain any parking standards. However, the Emerging Local Plan (Appendix 8) states that dwellings of up to three bedrooms should have provision for two parking spaces. A site visit has confirmed that there is space within the curtilage to the front of the dwelling to accommodate two vehicles and therefore this proposal is not considered to incorporate sufficient parking provision, which would not result in any harm to highway safety, in line with CS Policy DC1 and paragraph 109 of the NPPF.

CONCLUSION / PLANNING BALANCE

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks consent for extensions to an existing residential dwelling, on a site which is located within the development boundary, not constrained by any sensitive statutory designation.

An assessment of the proposal has considered that whilst there would be some degree of a ‘terracing’ effect when read in conjunction with the main dwelling and the neighbouring property, the design is, on balance, considered to be of an appropriate scale, height, massing and visual appearance. There would be no adverse harm to residential amenity or highway safety.

In conclusion, the application has been found to be in accordance with all relevant local development plan policies and other material considerations which include the NPPF. The application therefore constitutes a sustainable form of development and in line with CS Policy SS1a and paragraph 11 of the NPPF, the application is recommended for approval, subject to conditions.

OFFICER RECOMMENDATION:

Case Officer: James Stannard
Recommendation Date: 15th November 2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council