DELEGATED DECISION REPORT

SMD/2018/0602	**11 DALE CLOSE**	**FIRST FLOOR EXTENSION OVER ALREADY APPROVED GROUND FLOOR EXTENSION WHICH IS UNDER CONSTRUCTION**
Valid 24/09/2018	**CHEADLE**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- design
- amenity

DESCRIPTION OF SITE
Two storey brick and pan tile semi, the end house in an estate cul de sac with side elevation parallel to the public open space of the Cicely Brook LNR.

PROPOSAL
Following approval of SMD/2015/0380 for a single storey side extension which also projected rear of the original rear elevation line the application here proposes to add a first floor level to the side making this a two storey extension whilst retaining the rear-projecting element as a single storey.

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
SS5c Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS7 Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2015/0380 – Conversion of existing garage with alterations to the roof and single storey front and rear extension – approved
81/10242/OLDDC – garage – decision closed
81/10407/OLDDC – kitchen extension – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 25th October 2018
Neighbour consultation period ends: 16th October 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objection

OFFICER COMMENTS

Principle of Development
Within the development boundary therefore acceptable in principle. The rear single storey element is in effect the same as that approved under SMD/2015/0380.

Design
The first floor would be recessed relative to the front elevation of the original building and the roof ridge line would be set down relative to that of the original. The scheme thus achieves the appropriate subordination to the original dwelling. Exterior facing brickwork is proposed to match that of the existing building and Smooth Marley Wessex interlocking roof tiles are proposed for the roof as matching the existing.

Amenity
No further adverse impacts are identified for neighbour or public ament as a result of the additional first floor side element. Separation distances to front and rear facing neighbours are no less than in the existing development. The dwelling is on the end of the row and the extension does not project beyond the existing front or rear elevations .

CONCLUSION / PLANNING BALANCE
Being acceptable in principle and raising no unacceptable implications for design nor for neighbour and public amenity the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 19th November 2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council