DELEGATED DECISION REPORT

SMD/2018/0661	**104 CHEADLE ROAD**	**PROPOSED FIRST FLOOR**
Valid 17/10/2018	**UPPER TEAN**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land east of Cheadle Road, Tean, and contains a two storey semi-detached residential property and its associated curtilage. The curtilage is made up of a private driveway and area of hard standing to the front of the property and small area of amenity space to the rear.

The dwelling is constructed of a dark red brick with tiled roof, and is orientated so that the front principal elevation faces north westwards. To the north is No. 2 Wentlows Road, the other half of the semi-detached property. The eastern boundary is defined by a tall manicured hedgerow and is shared with the rear garden of No.4 Wentlows Road, whilst to the south of the site is No.102 Cheadle Road.

The rear elevation of the property is characterised by a modest single storey lean to extension and rear conservatory.

PROPOSAL

The application seeks consent for a first floor rear extension above the existing lean to. The extension would serve an additional bedroom and is shown on the proposed Elevation Plans to have a pitched roof which would sit below the main ridgeline of the main dwelling, having a depth and width consistent with the existing single storey extension.

The extension would be constructed and finished in materials which are consistent with those used in the existing dwelling.

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)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1991/0661 Proposed Access (Approved 20/05/91)

SMD/1997/0607 Double Detached Garage (Approved 29/04/97)

SMD/2002/0223 Single Storey Front/Rear Extension (Approved 24/06/02)

CONSULTATIONS

Publicity

Site Notice expiry date: 19th November 2018
Neighbour consultation period ends: 9th November 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Checkley Parish Council – No comments received at time of writing

Severn Trent Water

No objections and no requirement for drainage condition

OFFICER COMMENTS

Principle of Development

The application seeks consent for an extension to an existing dwelling house contained entirely within its curtilage. The site itself is located within the development boundary of Upper Tean, and is not constrained by any sensitive statutory designation. As such, the principle of development is considered to be acceptable subject to all relevant material considerations.

Design

Core Strategy 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.

The proposed development is shown to comprise a first floor extension is has a width and depth consistent with an existing single storey extension, thus resulting in a proportionate and balanced development. The roof pitch would sit below the existing dwelling, and would be constructed of materials which match the existing development; consistent with supplementary guidance.

In light of the above, the proposal is considered to comprise a development of an appropriate scale, height, layout, massing and visual appearance which relates well to the existing dwelling and surrounding development, in accordance with CS Policies SS1 and DC1, Supplementary Design Guidance, 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.

The site is within close proximity to three neighbouring properties which have the potential to be adversely affected by any extensions to No.104 Cheadle Road.

No.102 Cheadle Road is situated to the south of the site, with the side gable of this property some 13m from the proposed development. No windows are proposed in the side elevation of the proposed first floor extension, and therefore there is not considered to be harm to the amenity of this property arising from the development.

The neighbouring property No.2 Wentlows Road forms the other part of the semi-detached property. The nearest habitable window on the rear elevation lies

approximately 5m to the north of the proposed extension. Given this distance, the modest depth of the extension, and that no windows are present on the side elevation facing No.104, it is considered that there would be no harm to the amenity of this property as a result of this development.

The rear elevation of No.4 Wentlows Road is located some 14m from the rear elevation of No.104 Cheadle Road to the north east. Due to the orientation of both properties, both elevations lie at an angle which prevent direct views into habitable windows. As such, and given the modest scale of the proposal, there are not considered to be any adverse impacts to the amenity of this property arising from the proposed development.

In summary, an assessment of the application has concluded that there would be no adverse impacts to residential amenity as a result of the proposed development, and therefore the application is compliant with CS Policies SS1 and DC1 and paragraph 127 of the NPPF.

Highway Safety

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

The proposed extension would result in a 3 bedroom property. Whilst there are no adopted parking standards in the Core Strategy, the emerging Local Plan does contain parking standards which require 2 x spaces for a 3 bedroom property.

A site visit has confirmed that there is sufficient space at the front of the property to accommodate 2 x cars with a safe and suitable turning area allowing vehicles to leave the site on to Cheadle Road in a forward gear.

As such, there are not considered to be any adverse impacts regarding Highway Safety, in line with CS Policy DC1.

CONCLUSION / PLANNING BALANCE

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

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 dwelling, situated within the development boundary of Upper Tean, on a site which is not constrained by any sensitive statutory designation. The principle of development is therefore acceptable subject to material considerations.

An assessment has concluded that the proposed development is of a suitable, high quality design which is of an appropriate scale, layout, height, massing and visual appearance which relates well to the existing dwelling and neighbouring development.

It has been found that the application would not result in any adverse harm to amenity or highway safety and as such, accords with all relevant development plan policies and other material considerations which include the NPPF.

In line with CS Policy SS1a and paragraph 11 of the NPPF, the application is therefore recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 20th November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council