DELEGATED DECISION REPORT

SMD/2018/0682 **Valid 25/10/2018**	**7 TUSCAN CLOSE** **CHEADLE**	**PROPOSED CONSTRUCTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS, DEMOLITION OF EXISTING GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land to the south of Tuscan Close; a small cu-de-sac accessed from Wedgewood Road, in the centre of Cheadle. The cul-de-sac is characterised by a row of detached houses on each side, all of which are constructed of a red brick with a tiled roof.

The site contains No.7 Tuscan Close; a two storey red brick detached dwelling, and its associated curtilage. The curtilage comprises a small area of amenity space to the front of the house, a garden area to the rear, and a side private driveway leading to an ancillary single storey flat roof garage.

The site is bounded to the east by No.5 Tuscan Close (separated by a shared access leading to rear garages), and to the south by the rear garden of 11 Tuscan Close – the rear elevation of this property sitting at right angles to the rear elevation of No.7. The pubic highway stands to the north, whilst the western boundary is shared with No.9 Tuscan Close.

The front elevation is characterised by a two storey gable which projects outwards on the western half of the dwelling with a ridgeline which sits subordinate to that of the main house.

PROPOSAL

The application seeks approval for the demolition of the existing garage, and construction of a single storey side and rear extension. The plans show that the side extension would include the ‘filing in’ of the gap between the side elevation of the main property and the side elevation of the front gable, to create a front hall and a children’s room.

The side extension would protrude outwards from the side elevation by approximately 1.5m to serve a storage room and utility room. The single storey rear extension is shown to serve an open plan lounge and kitchen area. This rear aspect has a lean-to roof which extends outwards by approx. 2.9m and a small dual pitch gable which protrudes outwards by a further 1m, spanning the full width of the rear elevation.

The proposed extension would see external walls constructed from a red brick to match the existing, with a small element of the rear extension finished in a white render. The roof would be finished in grey marley tiles and all windows finished in a white UPVC, with black rainwater goods.

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 Sub Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14th December 2018
Neighbour consultation period ends: 23rd November 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Cheadle Town Council – No objections

Severn Trent Water

No objections and do not require drainage condition to be applied

Staffordshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application seeks consent for extensions and alterations to an existing dwelling which are contained entirely within the curtilage boundary. The site lies within the development boundary of Cheadle, one of three key towns at the top of the Settlement Hierarchy set out within Policy SS5 of the Core Strategy, and is not constrained by any sensitive statutory designations.

In light of the above policy context, the principle of development is considered to be acceptable, subject to all relevant material considerations.

Design

Core Strategy (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 front part of the extension is set slightly behind the leading front gable which provides a visual break. All aspects of the proposed extension are proportionate to the existing dwelling and are considered to be of an appropriate scale.

Concerns were initially raised by the case officer with regards to the inconsistency between the roof angle of the proposed extension and main dwelling. Having reviewed draft plans which showed the extension to have a higher ridgeline to accommodate a consistent roof angle, it was considered on balance that the original design represented the better form of design.

The majority of the proposed extension would be finished in a matching red brick with grey tiled roof. A small part of the rear extension is shown to be finished in a white render. Given that the rear elevation cannot be seen from any public vantage point, it is not considered that the small amount of render would harm the character and appearance of the dwelling or wider street scene.

It is therefore concluded that the proposed development is of an acceptable scale, height, layout, massing and visual appearance that would not result in any significant adverse harm to the character and appearance of the street scene, 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 nearest residential properties to the application site are No.5 Tuscan Close, which lies to the east on the opposite side of a small access road, No.9 Tuscan Close to the west, and the rear garden area of No.11 Tuscan Close to the south.

No side windows are proposed which would cause overlooking and the side extension would not project beyond the existing front or rear building lines. The rear extensions would be located a sufficient distance from the boundary with no.5 to avoid any overshadowing of principal windows in the rear elevation and no. 9 has a large conservatory projecting a similar distance.

Therefore the proposed extension is of a modest scale and would not result in any overbearing impacts on the closest neighbour at No.9 Tuscan Close.

Highway Safety

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 proposed development would not result in the number of bedrooms to the property being increased and does therefore not require any additional parking provision. Whilst a parking space would be lost as a result of the demolition of the

garage, there remains an adequate amount of space to the front of the dwelling for parking provision.

The Highways Authority have no objections to the application. As such, the proposed development is not considered to result in any adverse harm to highway safety in line with paragraph 109 of the NPPF.

CONCLUSION / PLANNING BALANCE

CS Policy SS1a sets out the presumption in favour of sustainable development, mirroring paragraph 11 of the NPPF.

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 extensions and alterations to an existing dwelling on a site within the development boundary and not constrained by any sensitive statutory designation. The principle of development is therefore acceptable.

An assessment of the application has concluded that the proposed extension is of an appropriate scale, height, layout and visual appearance that would not result in any adverse harm to the amenity of neighbouring properties or highway safety in accordance with CS Policies SS1 and DC1, and paragraph 127 of the NPPF.

As such, the application is considered to accord with all relevant local development plan policies and other materials which includes the NPPF. In line with CS policy SS1a and paragraph 11 of the NPPF, the application is recommended for approval, subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 14th December 2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council