DELEGATED DECISION REPORT

SMD/2018/0671	**GREENSLEEVES**	**PROPOSED FRONT**
Valid 22/10/2018	**7 HIGHFIELD AVENUE**	**EXTENSION**
	CHEADLE	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity

DESCRIPTION OF SITE

Detached two storey mid 20th C brick and clay tile dwelling with attached garage to side within the development boundary backing on to open countryside on the northerly fringe of the settlement.

The front elevation appears originally to have been inset to the southerly end (left as viewed from the road) so that the two storey house was on an L plan. This has later been infilled with a single storey flat roofed extension squaring off the front and side elevations. A reasonable brick match has been achieved but there is a minimal recess of perhaps 3cm relative to the original front and side elevations.

PROPOSAL

To add a first floor over the front flat-roofed single storey corner infill and create a two storey gabled front over this part. The side facing roof plane would continue through in one un-interrupted slope to include a new gabled rear extension of 3m.

It was put to the agent that to accept the overall scheme some amendments were needed to the roof arrangement. The agent / applicant consider the rear extension elements to be PD and have begun work. They do not wish to amend these and so have agreed to remove those details from the proposal drawing. They have agreed to amend the roof of the front element so that it is hipped back rather than forming a gable.

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 Stragtegy
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 Cheadle 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/2018/0671 – Outline with all matters reserved for a single storey private dwelling – approved [not implemented]

CONSULTATIONS

Publicity
Site Notice expiry date: 13th December 2018
Neighbour consultation period ends: 20th November 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.

Design
Policy expects extensions to be subordinate and to leave the original house recognisable as the dominant form. Recessing of wall lines and recessing and setting down of roof slopes are commonly adopted means to this end. In this case however the existing ground floor extension, very marginally recessed is accepted as a constraint so that it is reasonable to continue the upper wall with the same minimal recess.

Taken together with the rear extensions the proposal would result in a prominent single roof slope along the side of the dwelling some 9.75m. This is proposed to be gabled at the rear although this detail no longer forms part of the application. Following discussion with the agent / designer the front is to be hipped rather than gabled – as shown in the revised drawing 'Planning 1 revision B'.

Amenity
The forward extension adds c.1.9m and has no side window. No adverse implications for neighbour amenity arise.

Consideration has been given to the outline consent for a new detached dwelling in the garden of the application property on its SW side. As this is an outline consent with matters of scale and design reserved it will be for the reserved matters submission to address the relationship with the application dwelling. The small first floor front extension under consideration here however is judged unlikely to be in conflict.

CONCLUSION / PLANNING BALANCE
The amended plans being concerned solely with the first floor front extension and showing a hipped rather than gabled forward roof section it is considered that the proposals have been modified so far as possible to minimise the scale of impact and change to the extant building form and character.

With no adverse implication for neighbour amenity and with no other matters of concern identified the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 17th December 2018

On behalf of Staffordshire Moorlands District Council