DELEGATED DECISION REPORT

SMD/2018/0777	**11 EDEN GROVE**	**SIDE EXTENSION TO FORM**
Valid 11/12/2018	**CHEADLE**	**BEDROOM & BATHROOM**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application relates to a single storey semi-detached dwelling located on a residential estate in Cheadle. It is located within the development boundary in the Cheadle South East ward. To the north the application site is bound by No. 12 Avon Grove which is a semi-detached dwelling. To the east the application site is bound by Manifold Drive, beyond which is agricultural land. To the south the application site is bound by Eden Grove, beyond which is the rear garden of No. 10. To the west the application site is physically attached to No. 9 which forms the other half of the semi-detached dwelling.

PROPOSAL
The application seeks planning permission for a single storey extension to the side of the dwelling to provide additional living accommodation in the form of an additional bedroom and bathroom. The proposal also involves moving the entrance doorway to the dwelling from its existing location, to be accommodated within the proposed extension.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1984/0203 Erection of garage APPROVED

SMD/2017/0122 Detached garage WITHDRAWN

SMD/2017/0256 Detached garage (resubmission of SMD/2017/0122)

CONSULTATIONS
Publicity
Site Notice expiry date: 14/01/2019
Neighbour consultation period ends: 02/01/2019
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Severn Trent Water
No objections

OFFICER COMMENTS
Principle of Development
Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's 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.

Policy SS1 of the adopted core strategy 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.

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.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively

contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

According to the submitted plans, the proposed extension is to be constructed of antique brown roof tiles and dark red brickwork with dark oak UPVC to match the existing dwelling.

The proposed extension to the side of the dwelling is to project out 3.3m from the side elevation. It is to measure 6.4m in depth and a height of 4.6m with a dual pitched roof to match the existing dwelling. The proposed extension is smaller in scale than the main dwelling and is considered to be subordinate in nature, in accordance with design guidance.

Amenity
Policy DC1 of the adopted core strategy states that 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the NPPF requires a high standard of amenity to be achieved or existing and future users of development.

The proposed extension sits to the east of the existing dwelling, where there are no overlooking neighbours. It is considered that the proposed extension will not cause a shadowing effect due to its position and distance from neighbours. The proposed extension would include a window to the front elevation, a door to the side elevation and a small window to the rear (which it is recommended is obscured as it serves a bathroom). To the side elevation, the amount of windows is actually decreased, which would reduce the outlook from the dwelling, rather than create any amenity issues. The window to the rear is shown on the plan as serving a bathroom so is likely to be obscured glazed, but even if it were not, it would result in no greater overlooking than the existing windows in the rear elevation, so this is not considered to cause an amenity issue. Finally the window to the front is not thought to cause a significantly harmful amount of overlooking when compared with the existing front elevation windows of the bungalow. Overall, it is considered that the proposed extension accords with policy in relation to neighbouring amenity.

Highway Safety
The proposed extension does not affect the amount of off-road parking available as there has previously been an application approved to demolish the garage (SMD/2017/0256). The proposal increases the number of bedrooms from 2 to 3 which would result in an increase in the number of parking spaces under the emerging Local Plan parking standards from 1 to 2 spaces. However, the emerging Local Plan has not been adopted and the weight this can be given is limited. It is acknowledged that there is parking for at least one vehicle on a driveway to the front of the dwelling.

CONCLUSION / PLANNING BALANCE

This application seeks planning permission for a single storey side extension which would provide additional living accommodation to an existing bungalow in the form of a bedroom with ensuite bathroom. The proposal is located within the development boundary where the principle of development is considered to be acceptable. It also accords with the Council's policies in relation to design and amenity. As such, it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 1st February 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council