DELEGATED DECISION REPORT

SMD/2019/0250	**18 AUSTIN CLOSE**	**REPLACEMENT OF A REAR**
Valid 18/04/2019	**CHEADLE**	**CONSERVATORY WITH A**
		SINGLE STOREY EXTENSION
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity
- PD fall-back

DESCRIPTION OF SITE

Modern detached two storey brick and concrete pan tile in estate of similar. There is an existing conservatory in the position of the proposed extension.

PROPOSAL

Brick and tile extension with dual pitched roof at right angles to rear elevation of main house. Extends to 6m projection in place of 5m extension of existing conservatory otherwise closely similar height and width.

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 18 Cheadle Area Strategy
DC1 Design Considerations

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS7 Cheadle Area Strategy
DC1 Design Considerations

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
Original history otherwise no further planning history.

CONSULTATIONS

Publicity
Site Notice expiry date: 30th May 2019
Neighbour consultation period ends: 24th May 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – none

OFFICER COMMENTS

Principle of Development
Within the development boundary therefore development acceptable in principle. Also, although submitted as a full householder application in the knowledge that the HNT procedure required completion by end of May 2019, the Government subsequently released an amendment to the HNT legislation to remove the time limit for completion. This proposal falls within the dimensions which would be acceptable under HNT subject to neighbour notification etc. It is noted that the neighbour has raised no objections and therefore the proposal could be constructed under PD rights.

Design
The proposal may in several respects be considered a more in-keeping design more integral to the main building than the existing conservatory which is by its nature a less cohesive addition. The length of the projection at 6m may be considered somewhat disproportionate. However, as noted above, as a result of the new legislation there is now a PD option which would allow this dimension.

Amenity
The proposal presents an addition of 6m of single storey blank wall to the neighbour at No. 20 to the east. The location at present is occupied by the side glazing of the conservatory. The garden boundary comprises fencing with shrubbery partially on the neighbour's side – no doubt to achieve privacy. A blank wall may be considered less intrusive and overall may be judged as not harming neighbour amenity to any significant degree. Alternative it should be recognised that the open glazing of the conservatory may make it a less dominant and in some ways less intrusive feature. The neighbour has provided no comments to assist in the assessment.

It is likely that the extension would breach the horizontal plane 45 degree line for the ground floor rear window of the neighbour at No. 20 to the east. This is currently the

case with the conservatory. The proposal now would add a further 1m to this projection thus increasing the breach. However, given the PD fallback position, on balance this is judged acceptable.

CONCLUSION / PLANNING BALANCE

Being acceptable in design and neighbour amenity impacts, notwithstanding the reservations discussed, the scheme is recommended for approval for the reasons set out above.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 11th June 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council