DELEGATED DECISION REPORT

SMD/2019/0677 **Valid 04/11/2019**	**6 MILLSTREAM CLOSE** **CHEADLE**	**PROPOSED ALTERATIONS AND EXTENSION TO DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour amenity
- Highways – parking

DESCRIPTION OF SITE
Part two storey, part single storey, gable bay-fronted four bedroom modern detached brick and concrete tile dwelling closely spaced in cul-de-sac of estate of similar. Existing attached single storey provides utility towards the back, a separate store room and reduced sized (3m long) garage to the front.

PROPOSAL
To build over and build out from the existing single storey with a first floor to greater width than the ground floor supported on brick columns resulting in a covered narrow passage maintaining pedestrian access to the rear garden. Materials to match existing.

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 Strategy
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

Local Plan process
The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents,

businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public was held in November 2018 to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted later in 2019. At that point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation: the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination;
- The extent to which there are unresolved objections to relevant policies: this varies depending on the policy in question. Where reference is made in this report to any emerging policies the level of outstanding objections to each policy will be noted and recommendation made as to the amount of weight to be given to the policies at this stage in the process;
- The degree of consistency of policies with the NPPF: given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None since the original development.

CONSULTATIONS

Publicity
Site Notice expiry date: 17th December 2019
Neighbour consultation period ends: 18th Dec 2019 (after additional consultation)
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objections

Severn Trent Water

Minimal impact on the public sewer network therefore no objection and no requirement for drainage condition.

Staffordshire County Council Highways
Not consulted.

OFFICER COMMENTS

Principle of Development
Within the town development boundary therefore acceptable in principle. Main issues will be design, impact on neighbour amenity as a result of reduced space separation – in particular to no. 2 Millstream Close – and parking implications for what would become a five bedroom dwelling, as opposed to the existing four bedroom dwelling.

Design
The main design consideration is the impact on the public street scene of the increased width of the dwelling. The new first floor would be recessed by 400mm relative to the main front elevation of the dwelling and the roof ridge correspondingly set down. The width of the side extension at 3.6m would be wider than half the overall width of the present two storey dwelling (total 6.5m) but not excessively so. An undercroft passage is not always a successful design approach but will not be dominant to the street scene in this arrangement. It is also a device which has been utilised elsewhere in this estate such as can be seen at No. 6 Millbrook Way in an extension approved in 2006 (06/00551/FUL).

The proportions and positioning of the windows is likely key to how successful the design will appear. The overall approach is probably about right though it may be considered that the two principle windows could usefully be further subdivided vertically – a point which could be stipulated by condition.

Consideration is given to how the columned ground floor side elevation may appear in the street scene as this is in some respects a corner plot but it is considered that this will not be especially visible due to high rear garden fencing of adjacent dwellings which back on to the side elevation.

Amenity
Only a small side window serving a bathroom – and therefore necessarily obscure glazed – would be inserted in the new first floor so this will not result in amenity conflicts with neighbouring outlooks.

No reduction in existing garden amenity space will arise.

The main consideration must be the relationship to nos. 4 to 9 Millbrook Way and in particular no. 2 Millbrook Way which are arranged at right angles to the application property so that their rear elevations face on to the side aspect of the application property. Nos. 2 and 4 Millstream Close were consulted by neighbour notification letter. No representations have been received in response.

The proposed side extension would result in the new first floor elevation being 3.6m closer to the rear elevation of No. 2 Millbrook Way. Adopted Space About Dwellings

guidance expects a separation distance of at least 14m to be maintained between the principal window on the rear elevation of a dwelling and a flank wall with no principal windows. The current separation distance measures from on-line imagery and from the submitted OS map block plan as being c.16m or just over. The proposed extension would reduce this separation to c.12.4m. This would be 1.6m below the guideline minimum.

Whilst the guideline is no doubt intended to deal with the overall 'comfortability' in the proximity of a two storey wall and not solely about light, it can be noted here that the application property is west north west from the rear of 2 Millstream Close where the impacts on or interception of prevailing light will be significantly less than if it were to the south or south west. It is also to be noted that the application property is not part of a row of development and so there is a significantly more open aspect immediately to the south west and north of the application property. For these reasons it is concluded that the relatively small incursion of c.1.6m on the recommended normal minimum separation would be acceptable in this case.

Highway Safety
For a dwelling of 4 bedrooms and above highways policy expects provision of parking for at least three vehicles. As the current property is a four bedroom dwelling there is no increase in the requirement – despite the increase to five bedrooms which would result from the development. As the existing garage has already been taken out of use for vehicles but noting that pull-in space for three vehicles is available on the forecourt the overall implications can be considered neutral and therefore acceptable.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above the scheme is recommended for approval. The mooted design benefit of a further vertical subdivision of the two new principal front windows is considered well worth adopting to make the extension more in-keeping with the existing frontage.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 30th December 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council