DELEGATED DECISION REPORT

SMD/2019/0694 **Valid 13/11/2019**	**28 THE ROSARY** **GREENFIELD CRESCENT** **CHEADLE**	**TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity
The impact on highway safety

DESCRIPTION OF SITE

The site is within the development boundary of Cheadle and lies in a residential area to the north of the town centre. It comprises a 1930s semi-detached brick-and-tile dwellinghouse, the first house on the west side of Greenfield Crescent when entering from Harborne Road to the south. Other rows of similar dwellings, also facing the road, lie to the north side and opposite the site to the other side of the road to the east. Other residential properties lie to the rear to the west. A row of houses facing Harborne Road, lie to the south of the site.

PROPOSAL

This is a full householder planning application for a two-storey side extension and single-storey lean-to rear extension which would span the whole of the rear elevation of the house, including the proposed side extension. The side extension would also have a single-storey lean-to front projection which would be slightly forward of the main front wall of the house. The first-floor front wall would be set back from the main front wall of the house. The roof would be hipped to match the main roof and the ridge dropped below the existing main roof ridge.

The side extension would replace an existing single-storey side garage lean-to extension. The rear extension would replace a small flat-roofed rear addition and rear canopy next to it.

Amended plans were received to show the proposed rear bedroom window replaced with a narrower window with opening top-light and obscured glazing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted March 2014)

DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Sections 12 (Design).

Emerging Staffordshire Moorlands Local Plan

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They will be held on 4th and 5th February. The Inspector will outline the timetable for next steps in the process at the close of the hearings.

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 considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation
- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.
- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight. However, policies that are subject to the February hearing sessions can only be given moderate weight as they are subject to outstanding objections and scrutiny.

Emerging Policies

The following policies are considered to be relevant to this application:

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 8.1.20
Neighbour consultation period ends: 8.1.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Highways Authority

No objection.

Severn Trent Water

No objection

OFFICER COMMENTS

The side extension, by virtue of the set-back of the front wall at first-floor level and the dropping of the roof ridge, would appear subservient to the main dwelling and would have a design, fenestration and materials which would harmonise with the original house. A sufficient gap would be left between the side extension and side boundary to avoid the house with extension appearing over-cramped within its plot and protect the degree of spaciousness within the street scene.

The rear extension would be largely screened from the road and would have a simple lean-to design which is also sympathetic to the main house in terms of scale and design.

With regard to residential amenity, as the dwelling is at the end of the row there, there would be a significant gap between the side extension and the rear elevation of the dwelling to the south side (this dwelling faces Harborne Road) and the extension would not appear overbearing to the occupants of the dwellings facing Harborne Road to the south or lead to a loss of light provision. This conclusion is reached on the basis that there are no principal windows, in the part of the neighbouring dwelling which is closest to the proposed gable and having regard to the presence of an intervening outbuilding There would be a small ensuite window at first-floor level on the side elevation facing the Harborne Road dwelling but obscured glazing can be inserted into this to prevent overlooking and a loss of privacy. Similarly, the applicant has agreed to obscured glazing in the rear upper-floor window, serving one of the bedrooms (this has also been reduced in size), to prevent overlooking of the rear gardens of the Harborne Road properties. The rear extension would not lead to a significant loss of light to the adjoining dwelling as this already has a rear extension, albeit smaller, and the 45 degree line measured from the nearest window to the side boundary would not be broken by the proposed rear extension. The extension would therefore comply with the Council's Space About Dwellings SPG standards.

The scheme would result in a four bedroom dwelling and there are three parking spaces required to be provided within the property in accordance with the Council's parking standards. The proposal would result in the gap to the side being too small for car parking. However, there are currently two parking spaces to the front of the house and an adequate third space would be created in the garage. The Highways Authority has raised no objection to the scheme on this basis and a condition can be added requiring that the garage shall be retained for the parking of a vehicle only.

CONCLUSION / PLANNING BALANCE

The proposal, as amended, would not harm the visual or residential amenities of the area, with the safeguard of planning conditions. The proposed parking provision would also be adequate in the interests of highway safety on this particular road. The proposal would comply with the Council's Core Strategy, the emerging Local Plan and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 24.2.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council