**DELEGATED DECISION REPORT**

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| **SMD/2020/0127** | **16 SNEYD CLOSE** | **REAR GARDEN ROOM** |
| **Valid 05/03/2020** | **CHEDDLETON** | **EXTENSION** |
| | | **(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

Impact on the character and appearance of the host dwelling and area; and the amenity of neighbours. Does this revised proposal, extends further from the rear wall, in comparison to development already permitted, introduce any adverse impacts?

**DESCRIPTION OF SITE**

The surrounding estate is a 70s possibly 60s development built around circular loop roads that provide access to occasional cul de sac spurs. Sneyd Close is one such spur that provides a small row of semi detached dwellings that have roof ridges running parallel to the road. All of the dwellings within the estate use a mix of facing brick and cladding common to houses of the period. Over time the cladding has become a mix of different materials (e.g. hanging tiles, timber, faux stone or upvc) where individual properties have been renovated).

16 Sneyd Close is a dwelling is toward the end of the row near the turning head. The gaps between dwellings provides little more than personnel access and there is no visual penetration to the rear of the properties. Sneyd Close slopes down from the turning head toward Hillside Road, which means that each of the dwellings and their back gardens step down in levels incrementally. No 16 has already had a small flat roof single storey addition that extends the lounge from the original rear elevation by just over 2metres – the adjoining house has exactly the same addition (apparently 1979 - 79/07665) and then more recently, possibly without permission, built a further lean to addition that adds another 3 metres to the projection. The dwelling on the otherside is built on a higher ground level, it has a lean to extension and the close boarded fence on top of the retaining wall that flanks the applicant's garden.

**PROPOSAL**

To add to the existing 2m deep flat roof lounge extension with an additional brick 'garden room' flat roof addition with a roof lantern and bi fold doors to garden. Planning permission has already been granted for a similar form of development earlier in the year.

This application proposes a change to the extent to which the rear single storey flat roof enlargement would extend from the existing rear elevation of the dwellinghouse. The planning permission is for a 3000mm projection but the applicant has realised that this would not provide enough internal space, particularly for the dining room table.

A revised plan has been submitted that would add another 950mm to the projection making the extent of the addition a total of 3950mm.

**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
SS6a Larger Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

**National Planning Policy Framework**
Section(s) 2 Achieving sustainable development; 4 Decision making; 12 Achieving

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
Neighbour's identical lounge extension was built 1979 79/07665

SMD/2019/0747 Rear garden room extension. Approved Feb 2020

**CONSULTATIONS**

**Publicity**
Site Notice expiry date: 6th April
Neighbour consultation period ends: 6th April
Press Advert: N/A

**Public Comments**
None

**Town / Parish Comments**
Cheddleton Parish Council: No objection

**SCC Highways**
No objection. Proposal would not add an additional bedroom. Driveway provides 3 off road spaces.

**Severn Trent:** No objection

**OFFICER COMMENTS**
**Principle of Development**

The site is within Cheddleton where the larger village area strategy SS6a applies. The strategy SS6a generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Core Strategy and section 12 of the NPPF. The emerging local plan does not introduce any material change to this approach.

**Design and Impact on character and Appearance**
The proposal is a very conventional and popular approach to providing additions to a dwelling. Simply formed, brick built flat roof extension with a contemporary roof lantern and bi fold doors to provide light into the interior space.

With this extension, that would have a depth of almost 4m, total extension from the original rear wall would be 6 metres. The extension would still sit subordinately and relatively complimentary to the original dwelling, and would be of an often used design to add to a dwelling of this type, the semi detached property to the rear of the dwelling has a very similarly designed 'garden room' and some 30metres away they would have distant sight of very familiar form of development.

The rear of the property has no impact on the streetscene or public realm, nor would it be particularly apparent from adjacent neighbour's properties because they have had their own extensions that would flank the proposal.

Visually the effect of changing the already approved development by increasing its extension from the rear wall by another metre, would be inconsequential, the additional depth/projection against the front elevation of the flat roof addition would not be noticeable.

**Amenity**
The dwelling immediately to the rear has a 25metre long back garden, meaning that there would be some 30metres between the dwellings and their opposing 'sun rooms' this would be well in excess of the Space About Dwelling standard for separation distance between facing principal windows (some 22metres). The line of sight between the two sun rooms would also be interrupted by garden trees, boundary treatment, and garden buildings – with these conditions there can be no unreasonable impact on privacy. These overall conditions would not be affected by the additional 1m of extension.

Rear additions that extend beyond rear elevations and that of their neighbours can flank and result in tunnelling, overshadowing or obscured outlook from the neighbour's perspective. As a guide or tool for assessing amenity impact in these regards a 45 degree horizontal sight line is taken from the centre of the neighbour's adjacent window to judge to what extent, if at all, that line of sight might be interrupted. In this case the adjoining neighbour already has additions that extend beyond the rear elevation of the applicant and the planning permission is for a flat roof addition that with this proposed revision, the addition would extend no more than 950mm beyond the front of that extension with no discernibly different impact on the amenity enjoyed within the garden or from rear window outlook.

On the other side the close but non adjoining neighbour is at a much higher level and also has a staggered footprint that sets it back so that its side wall and an existing lean to extension already flanks the applicant's garden meaning that the proposal would not project beyond this neighbours rear elevation. A large window proposed for the side wall of the extension would only provide outlook onto the retaining wall and close boarded fence above it would not overlook or provide any view of the neighbour's garden.

There would not be any unreasonable impact on the amenity of either adjacent neighbour.

There have not been any objections to the proposal.

**CONCLUSION / PLANNING BALANCE**
The development comprises an appropriately designed household extension, having no adverse impacts o the adjacent neighbours. Taking into account the previous approved extension, the proposed additional depth is not considered to raise any additional design objections. Overall, and on balance, the development complies with the relevant polices of the Core Strategy.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Ben Hurst**
**Recommendation Date: 30/04/2020**

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Signed by: JaneC

**On behalf of Staffordshire Moorlands District Council**