DELEGATED DECISION REPORT

SMD/2020/0121 **Valid 04/03/2020**	**9 PATCH MEADOW ROAD CHEADLE**	**PROPOSED KITCHEN EXTENSION WITH BEDROOM EN-SUITE OVER** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal.

DESCRIPTION OF SITE

The application site is 9 Patch Meadow Road Cheadle. The property is a semi-detached dwelling positioned close to the end of the Patch Meadow Cul-de-sac and at a slightly lower land level than the road. There is off-road parking at the front of the house (at the time of the site visit there were three vehicles within the parking area). To the rear of the house there is a patio area and garden. Boundaries consist of fencing and hedgerows and there is a timber garden shed.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary. The site is not within any Conservation Area, does not contain any protected trees and there are no nearby Listed Buildings/structures which need to be considered. The site is also identified as lying within a coal development 'low risk' area.

PROPOSAL

The application is essentially for a two-storey side extension. A ground floor level there is already a sitting room which is set back from the front of the house. It appears likely that the sitting room was once the garage to the dwelling and has been converted. The change in brickwork surrounding the front sitting room window indicates a large opening has been infilled. The new extension would increase the ground floor space by bringing the 'sitting room window wall' further forwards; the area would then enlarge the existing kitchen. At first floor level there would be a new bedroom with ensuite. Internal alterations would also see the enlargement of bedroom 2 by merging it with bedroom 3. The property will remain as a three bed dwelling albeit with larger rooms.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a	Presumption in Favour of Sustainable Development
SS5c	Cheadle Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to dwellings.

2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

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 were held on 4th and 5th February.

On 27th February, the Inspector issued his post hearing advice. Key recommendations in the letter include:

- The proposed safeguarded land at Gillow Health, Biddulph should be removed. Neither should the site be allocated for housing as requested by the landowners as the case for exceptional circumstances has not ben met. The land will remain Green Belt as per the Local Plan Submission Version agreed by the Council in June 2018;
- No further housing allocations in Biddulph are required;
- No further amendments to the housing trajectory are required aside from pushing back the predicted commencement of the Wharf Road, Biddulph site (excluding BDNEW) until 2022/23.
- Monitoring of housing supply will determine if a full or partial Local Plan review is required within 5 years;

- Land at Ox Pasture (Cheddleton) and Dorset Drive (Biddulph) should revert back to the Local Green Space designations as per the Local Plan Submission Version as agreed by the Council in June 2018;
- Other modifications were considered during the recent hearings sessions are necessary to make the plan sound, including; updating neighbourhood area housing requirements (Policy SS4) to reflect the latest monitoring data, updating the employment land area for the Tunstall Road allocation to reflect the masterplan and other adjustments to the wording of Policy SS4 and Policy DC2.

No further representations will be sought by the Inspector. As such, the Local Plan policies as proposed to be modified in September 2019 along with the Inspector recommended revisions (February 2020) provide a strong indication of the final policies likely to be adopted in the Local Plan. The Inspector's final report is expected within 2 months and will reflect the post hearing advice. The Council will be able to consider the adoption of the Local Plan at this point. As such, the plan is at a very advanced stage of preparation with some of the key outstanding objections now having been resolved following the February 2020 hearing sessions.

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

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS7	Cheadle Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
6:	Building a strong, competitive economy
9:	Promoting sustainable transport
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11th June
Neighbour consultation period ends: 26/03/2020.

Public Comments:
One letter of objection received making the following comments;

- Two-storey extension would spoil aspect of neighbours home, dominating view from side kitchen window and doorway;
- block off light in these areas as well as part of front and rear gardens;
- loom over number 8;
- potential devaluation of property;
- loss of lawn and borders for parking would change appearance of gren and quiet cul-de-sac;
- noise and dust from lengthy building work will bring further distress.

Cheadle Town Council: Looks to be a sizeable extension.

Severn Trent Water: No objections and no drainage conditions required. There is a pubic sewer located within the site.

OFFICER COMMENTS

Principle of Development
The application proposes alterations and extensions to a domestic dwelling within the Cheadle Town Development Boundary. Cheadle is identified as one of the three towns of the Staffordshire Moorlands (Core Strategy policy SS7) where a range of developments can be supported subject to all other material planning considerations being satisfied. There are no 'in principle' objections to domestic extensions/alterations in this area but each application is considered on its own merits and in this instance the matters to consider include design, visual appearance, neighbour amenity, parking, drainage and development within coal mining areas.

Design and visual impact
The dwelling has feature brick columns on the principal elevation. The proposed extension would sit slightly to the rear of the corner column at ground floor level whilst the upper floor would be set further back behind a small sloping/canopy roof. The ridge line of the addition would be slightly lower than the existing and the plane of the roof split and set back. The rear wing of the extension would have a shallow pitched roof with the ridge of the gable at right angles to the existing house. The extension would have a subordinate appearance, its shape and overall proportions sitting comfortably against the appearance of the existing house. The application form states that all new bricks and tiles would match those of the existing dwelling; a suitably worded condition could control this in the event of planning permission being approved.

There are no objections to the application in terms of any wider visual impact. The proposal is for a simple side extension which will not have any adverse impact upon the generally mixed appearance and character of the cul-de-sac. Surrounding dwellings vary in their designs and sizes, there are a number of detached bungalows and two-storey, semi-detached dwellings.

Neighbour amenity

One letter of representation has been received from the occupant of a neighbouring dwelling (8 Patch Meadow Road) whose concerns are outlined above earlier in the report. Number 8 Patch Meadow Road is divided from the application site by its own drive and attached flat roof garage. No principal windows within the front or rear elevations of number 8 would be affected by the proposal. Within the side wall of number 8 there is a single, high level window and a door. The side facing window is a secondary window to a kitchen and therefore has no policy protection under the Space About Dwellings standards which relate to principal windows only. Given the minimal extent of the rear projection, no breach of the 45 degree line would occur to principal windows in the rear elevation of either neighbour. No side windows are proposed and no overlooking is therefore anticipated. To the front and rear impacts would be as existing.

Parking

There is off-road parking at the front of the house although the erection of the extension will result in one car parking space being lost. At the time of the site visit there were three cars parked at the front of the house. The two retained spaces are sufficient to comply with the Local Plan Submission Version parking standards (Appendix 8) which states that a three-bed dwelling must be served by two parking spaces.

Drainage

Severn Trent Water raise no objections to the application and state that 'as the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.' Severn Trent Water advise that there is a public sewer located within this site and for these reasons it would be appropriate to add relevant informative notes concerning public sewers and developer's responsibilities.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outline above it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 23/06/2020..

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council