DELEGATED DECISION REPORT

SMD/2020/0150 **Valid 13/03/2020**	**12 PARK AVENUE** **CHEADLE**	**PLAYROOM, WC, UTILITY & WALKWAY WITH BEDROOM EN-SUITE / DRESSING ROOM OVER, REAR EXTENSION TO FORM LARGER KITCHEN & FRONT PORCH** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site lies within the development boundary of Cheadle and to the south of the town centre. It comprises a semi-detached dwellinghouse which is one of a row of inter-war semi's on a residential street. It faces the road to the north with neighbouring houses to the west and east (attached semi to the west). It has a cream colour render finish although there is a mix of brick and render in the street scene. It has a tiled roof. There is a cricket ground to the rear (south).

PROPOSAL

This is a full householder planning application for extensions comprising a two-storey side extension projecting 2.625m from the side wall, up to the side boundary, a single-storey flat-roofed rear extension (with roof lantern) projecting 3.8 metres from the back wall and pitched roof front porch with front gable, projecting 1.5 metres and with a height of 3.3 metres. The two-storey side extension would also project rearward of the rear wall, up to the rear wall of the single-storey rear extension and would have a set-back front wall at first-floor level, a ground floor front wall flush with the main front wall and a roof ridge dropped slightly below the main roof ridge. The extension would comprise a concealed "undercroft" side passage connecting the driveway to the rear of the property. A front door would be placed in front of this. The original plans showed this passage to be open at the side with the upper floor supported by piers but amended plans were submitted showing the entire side wall filled in and with two small secondary windows added. A rear detached brick garage would be demolished.

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 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.

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: 2.6.20
Neighbour consultation period ends: 2.6.20
Press Advert: N/A

Public Comments

None.

Town Council

"Rear Extension to Property looks reasonable but concerned at Side Expansion in terms of aspect appearance of the house on the street and restricted access to rear of property e.g. for emergency such as fire and proximity to boarder. Also need clear discussion with other houses in the street. Overall scale may be considered excessive. The development adds a bedroom but looses significant car parking space inc access to rear garage leaving inadequate off road parking. Especially true if repeated along the street."

COMMENTS

Although the side extension would project up to the side boundary, occupying an extended driveway down the side of the house, the degree of spaciousness of the street scene would not be unduly harmed as there is a similar gap between it and the neighbouring semi house. Also, as the extension would be less than half of the width of the house and would have a set-back first-floor front wall and dropped roof ridge together with matching gable-sided roof form, it would not dominate either the house or neighbouring property and would appear subservient to the main house on site. The front door concealing the under-croft side passage would be a narrow solid gate-type door to distinguish it from the main entrance door to the house and this also respects the main part of the house, further achieving subservience. Amended plans were received to show the side of the passage bricked up so that the side elevation appears as a main flank wall to the house. The rear part of the side extension would have a gable end and roof sloping away from the side boundary and two small secondary windows have been added to the side wall. This effectively helps to break up a large expanse of flank wall and avoid it appearing too bulky in relation to the size of the house.

Although the rear extension would be flat-roofed, it would be completely screened from the road. The lantern feature on the roof improves its design and appearance.

The front porch has an appropriate form, design and scale and although the front gable roof contrasts with the side gable forms of the main roof and roof of the side extension, it does not harm the overall appearance of the house.

With regard to residential amenity, the rear extension would not break any 45 degree lines measured from neighbouring rear windows as there is a rear extension at the adjoining property. This extension therefore complies with the Council's design guidance in respect of light provision to neighbouring dwellings. At the other side, there are no neighbouring primary side windows facing the proposed side extension. There would also be no primary side windows on the extension and the rear first-floor window, serving an en-suite bathroom, would enable overlooking only of the rear parts of neighbouring gardens. In this respect, neither extension would lead to a significant loss of light provision or privacy.

Finally, in view of the comment regarding parking provision from the Town Council, the proposal would add a third bedroom to the current 2-bedroom property and the current driveway even after the extension would be able to accommodate two cars which is in line with the Council's parking standards in relation to 3-bed houses.

CONCLUSION / PLANNING BALANCE

The amended scheme would not harm the visual or residential amenities of the area and therefore would comply with the Core Strategy, forthcoming Local Plan and Section 12 of the government planning guidance in the NPPF relating to achieving good design.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 3.7.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council