DELEGATED DECISION REPORT

SMD/2020/0387 **Valid 20/07/2020**	**APPLEDORE PARK LANE** **CHEADLE**	**SINGLE STOREY SIDE EXTENSION (X2) AND EXTENSION TO FRONT ELEVATION** **(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 is to the west of the town centre. It comprises a detached 2-bed red-brick and grey-tile modern bungalow facing Park Lane to the north-east. A cul-de-sac road, Park Lane Close, runs along the side boundary to the south-east. An access drive to a rear property runs along the other side boundary to the north-west. There is a neighbouring dwelling to the other side of this. There are other houses to the other side of both Park Lane and Park Lane Close. There is mixture of house sizes and types in this area.

PROPOSAL

This is full householder planning application for small single-storey extensions which include a small front projection, up to the existing front wall of the front porch (which would be removed), a single-storey side extension to provide a larger porch and entrance and also an single-storey extension to the other side to provide a larger bathroom as part of a reconfiguration project for the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

National Planning Policy Framework (Feb 2019)

Sections 12 (Design).

Staffordshire Moorlands Local Plan (Sep 2020)

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.8.20
Neighbour consultation period ends: 14.8.20
Press Advert: N/A

Public Comments

None.

Parish Council

No objection.

Severn Trent Water

No objection.

COMMENTS

With regard to the character and appearance of the area, the extensions would have a design and scale which would harmonise with the bungalow. All the extensions would have a matching pitched roof with the exception of the porch side extension, which is mostly flat-roofed but the flat roof would be screened by the narrow lean-to and hipped pitched roof of the front extension which would span across the side extension, becoming a dual-pitch at this point. The proposed windows would match and respect the size and design of the existing windows.

With regard to residential amenity, all new windows and doors would face Park Lane to the front (with the exception of a replacement side kitchen window) and therefore not lead to any overlooking concerns. All the extensions would be a sufficient distance from neighbouring properties so as to not cause any loss of light or overshadowing problems and would not appear unduly prominent from neighbouring properties, given their minor single storey nature. The nearby dwelling to the north-west to the other side of a backland plot driveway, is in any case well screened by hedging along its side.

The front extension would not interfere with the parking area for the property which comprises a side driveway.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 10.9.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council