DELEGATED DECISION REPORT

SMD/2020/0326	**22 CHELTENHAM AVENUE**	**PROPOSED SINGLE STOREY**
Valid 23/06/2020	**CHEADLE**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact on the character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE
The dwelling is on a small development of 39 dwellings built in the 1980s around cul de sacs that spur from the arterial estate road Cheltenham Avenue. Most of the dwelling types are semi-detached, however the applicant's dwelling is one of the detached dwelling types that appear more occasionally notably on corner plots where the side elevation and garden presents to the highway. All of the dwellings have simple flat front elevations where their roof ridge lines are parallel to the road.

22 Cheltenham Avenue is a dwelling at the end of the row on a corner plot where the Avenue has a junction with New Market Way. Its side elevation and garden presents to the pavement and road and is enclosed by a close boarded fence.

PROPOSAL
To build a single storey enlargement that would extend from the side elevation of the dwelling and fill the gap between the dwelling and the edge of the pavement, currently largely enclosed as garden. The extension would have the appearance of a garage, but is too narrow for vehicular access and is described on the plan as a store room.

The side wall of the extension would replace much of the fence on the boundary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted Sep 2020)

S01 Spatial Objectives
SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
94/00824 /OLD Relocation of Wall. Approved.

11 Cheltenham Ave
03/00257/FUL Two storey side extension. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 18th Sep 2020
Neighbour consultation period ends: 18th Sep 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council: No Objection

Staffordshire County Council Highways
No Objection

OFFICER COMMENTS

Principle of Development
The site is within Cheadle where the Local Plan Cheadle Area strategy SS7 applies. The strategy SS7 generally provides for development that retains and enhances its role as a significant 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 Local Plan.

Design
The development would sit comfortably to the side of the original dwelling, as a single storey addition it would be obviously subordinate and respectful of the dominance of the original dwelling.

Whilst extensions on corner plots can sometimes be problematic in terms of being prominent, reducing openness and breaching building lines on side roads, in this case, on the corner plot the gable of the extensions side elevation would be built right up to the pavement edge, there would be no notable space or relief between the two. While the gable would be much taller than the close boarded fence, it would be a smarter and neater presentation to the roadside than the existing concrete post and close boarded fence that requires continuous maintenance.

There is nearby precedent within the street scene at the corner plot on the opposite side of the road at No. 11, the same detached dwelling type on the same size shape and arrangement of plot. This dwelling has already been extended with a two storey side extension that is built on the gap between the pavement edge and the side elevation. That development assimilates well into the street scene and the applicant's proposal should be no different.

No harm to character and appearance or conflict with policy DC1 or the design guide in these regards.

Amenity
The blank facing wall of the extension would come around 3m closer to the dwellings on the other side of the road (Newmarket Way). There would remain 14m between single storey elevation of the extension and the front windows opposite. That is in excess of Space About Dwellings standards. No harm to amenity or conflict with policy DC1 in these regards.

Highway Safety
No Objection from the highway authority. Development does not increase bedroom numbers or decrease parking space.

CONCLUSION / PLANNING BALANCE
Acceptable householder development within the town settlement boundary. No harm to character and appearance, the amenity of neighbours or highway safety. Complaint with the development plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 23/10/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council