DELEGATED DECISION REPORT

SMD/2020/0337 **Valid 01/09/2020**	**11 TAMAR GROVE** **CHEADLE**	**CONSTRUCTION OF A NEW GROUND-FLOOR SIDE EXTENSION TO PROVIDE SAFE HABITABLE ACCOMMODATION AND BATHING FACILITIES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

The application site is positioned on the north western side of a small residential cul-de-sac which is characterised by semi-detached dwellings of a similar age and varying architectural design. The site is located in an area that is predominantly residential in character and falls within the Cheadle Development Boundary.

PROPOSAL

Full planning approval is sought for the construction of a single storey side extension that is to comprise of an additional bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 26.10.2020
Neighbour consultation period ends: 24.09.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental. Similarly, Local Plan policy SS1 expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands.

The application site is located within the Cheadle development boundary where the principle of development is considered to be acceptable.

Design

Policy DC1 requires all new development to be well designed and of a high quality which adds value to the local area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, height, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The application site is located within a residential housing estate which is characterised by properties of a similar age with variations in architectural design. The application site comprises of a semi-detached dwellinghouse, positioned within a rectangular plot with landscaped gardens to the front and rear. Off-street parking runs along the north western site boundary and serves to accommodate two vehicles. The layout and size of the plot is commensurate with neighbouring properties within the cul-de-sac.

Planning approval is sought for the construction of a single storey side extension that is to extend 3.2m beyond the side elevation. A mono-pitched roof is proposed and the extension is to be finished in materials to match the existing house. It is acknowledged that the extension is marginally wider than that achievable under permitted development. The extension is to be stepped back from the principal elevation and will therefore appear subordinate in the streetscene context. The development has been appropriately designed to respect the application site and its surroundings and is considered to adequately accord with policy DC1 and the Design SPD.

Amenity

Policy DC1 requires new development to protect the amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy and soft landscaping. Similarly, paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The Councils adopted Supplementary Planning Guidance (SPG), Space About Dwellings provides guidance to protect privacy for existing and proposed residents and recommends a serration distance of 22m between facing principle habitable room windows located in the rear elevation. A distance of 14m is recommended between a principle habitable room window and a non-habitable room window or flank elevation. The spacing distances involved would satisfy the SPG. The extension would be positioned nearly 4m from the side elevation of number 15, which contains its main door into the property. There are no other windows on the neighbours side facing elevation other than a first floor window which would not be affected. Taking account of the siting and scale of the proposed development relative to neighbouring residential properties it is

considered that the development would not result in any undue harm to residential amenity.

Highway Safety

The application dwelling is a 3no. bedroom dwellinghouse (2no. double bedrooms and 1no. smaller box room). The proposed development would result in 1no. additional bedroom and the loss of 1no. existing off-street parking space.

In accordance with Appendix 8 of the local Plan in such cases the dwelling should be served with 3 no. off-street parking spaces of 2.4m x 4.8m. The Applicant has confirmed that they intend to create additional parking to the front of the dwellinghouse, commensurate with neighbouring properties within the cul-de-sac.

Taking this area, in addition to the remaining parking space on the driveway forward of the proposed extension the site could, in theory, accommodate the number of vehicles required to meet the guidance set out at Appendix 8. However, this would be very tight and manoeuvrability would be somewhat difficult. Off-street parking for 2no vehicles is considered to be more comfortably achievable.

Taking account of the nature of the accommodation being sought, the size of the existing bedroom accommodation, the allowances of permitted development and the potential for overflow parking to the front of the dwelinghouse, it is not considered that the parking arrangements proposed would likely result in harm to the highway network. It is therefore considered that subject to a condition to secure 2 no. off-street parking spaces this application is acceptable on highway grounds.

CONCLUSION / PLANNING BALANCE

This application accords with the relevant policies contained in the Staffordshire Moorlands Local Plan and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 26.10.2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council