DELEGATED DECISION REPORT

SMD/2020/0446 **Valid 17/08/2020**	**16 WETHERBY CLOSE** **CHEADLE**	**PROPOSED TWO STOREY SIDE EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance
- Amenity
- Highway safety

DESCRIPTION OF SITE

The site to which this application relates comprises of a circa 1990's two storey semi-detached dwellinghouse with off-street parking the side and an enclosed private garden to the rear. The site is commensurate in terms of form and massing with neighbouring properties. Properties within the immediate streetecene vary in type and include semi-detached and detached two storey dwellings and bungalows, however all are of a similar appearance. For the purposes of planning policy the site is located within the Cheadle development Boundary.

PROPOSAL

Approval is sought for the construction of a two storey side extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
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: 02.11.2020
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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.

The application site is located within the Cheadle Development Boundary where development of an appropriate scale and nature will be supported in principle.

Design

Policy DC1 and para 127 of the NPPF seek to secure a high standard of design which adds value to the overall quality of an area by being visually attractive as a result of good architecture. Further guidance is provided by the Council's Design SPD, which 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.

Approval is sought for the construction of a two storey side extension. The extension is to be constructed in materials to match the existing dwellinghouse and has been

designed to sit behind the principal elevation of the host dwelling. A step is also proposed at ridge level.

Although the chamfered corner may look a little awkward, this will only be visible at an oblique angle from the end of the turning head. On balance, therefore it is not considered that a refusal on design and street scene grounds would be sustainable and development has been appropriately designed to respect the scale and proportions of the application site and wider streetscene character. As such it is considered that this application accords with policy DC1 of the SMDC adopted Local Plan and its supplementary design SPD.

Amenity

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.

Taking account of the siting and scale of the proposed development relative to neighbouring residential properties it is not considered that the development would result in under harm to residential amenity. Although the extension stands forward of no.18, it is separated by a double drive and garage and although this neighbouring property is angles slightly towards the extension any overshadowing of windows in the front elevation it is considered would be minimal. There are no principal windows in the side elevation which would be adversely affected. There are no side windows proposed which would cause overlooking. Windows to the front and rear would be as per the existing situation. The properties to the opposite side of the road, and to the other side of the application dwelling would be unaffected. The proposal therefore complies with Policy DC1 in this regards.

Highway Safety

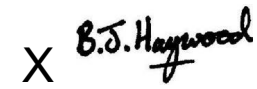
On-site parking as shown on the submitted plan accords with parking standards outlined at appendix 8 of the adopted Local Plan.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the adopted Local Plan and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 09.11.2020

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council