DELEGATED DECISION REPORT

SMD/2020/0462 **Valid 24/08/2020**	**141 CHEADLE ROAD** **CHEDDLETON**	**REAR EXTENSION TO REPLACE CONSERVATORY WITH TWO STOREY EXTENSION AND SINGLE STOREY LEAN TO REAR EXTENSION, ALTERATIONS TO FRONT GARDEN TO CREATE OFF ROAD PARKING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located within an area that is predominantly residential in character and comprises of a two-storey semi-detached dwellinghouse of a similar form, layout and scale to neighbouring properties.

PROPOSAL

Approval is sought for the construction of a front porch extension with external stepped access, engineering works to the front garden to facilitate on-site parking and a part single storey, part two storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SMDC Local Plan

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages 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: 29.10.2020
Neighbour consultation period ends: 17.09.2020
Press Advert: N/A

Public Comments

None.

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no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason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

Policy SS1 is consistent with paragraph 8 of the NPPF which identifies three dimensions to sustainable development as being economic, social and environmental.

The site is located within the Cheddleton Village Development Boundary where development of a suitable scale is supported in principle in accordance with policy SS8.

Design

Policy DC1 requires all new development to be 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.

Approval is sought for the construction of a front porch extension with external stepped access, engineering works to the front garden to facilitate on-site parking and a part single storey, part two storey rear extension.

The proposed porch is to replace an existing porch of poor design. External building materials are to match those of the host dwelling and would this element of the proposal would serve to enhance the existing appearance of the dwellinghouse and wider streetscene. 2no. off-street parking spaces are to be created by excavating a section of the front lawn. Submitted plans show that planted boarders and the boundary wall are to be retained. It is considered that the stone boundary wall contributes significantly to the streetscene vernacular. It is therefore considered prudent to apply a condition to secure its retention on completion of the works.

The proposed rear extension is to project 3.2m beyond the rear elevation and has been appropriately designed to respect the scale and character of the host dwelling.

Amenity

Policy DC1 requires new development to protect eh 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. Furthermore, the development would not cross the 45 degree line taken from the centre point of the nearest neighbouring habitable room window.

The application site is positioned to the north of the adjoining semi-detached dwelling which benefits from a rear conservatory. The proposed single storey rear extension would serve to separate the proposed two storey element of the proposal and this

neighbouring conservatory. Taking account of the scale and siting of the proposed extension relative this neighbouring property it is not considered that the development would appear unduly overbearing or visually intrusive to this neighbouring property.

It is noted that a ground floor side facing window is proposed within the north elevation. This window is to serve as a secondary window to a kitchen and would face the rear garden on the neighbouring property to the north. However, it is noted that an existing detached garage located to the rear of the neighbouring property and adjacent to the shared boundary would serve to mitigate any impact imposed by this window. Given the separation distance to the neighbouring dwelling to the north, there would be no breach of the 45 degree guideline and no overshadowing of principal windows in the front or rear elevations.

Highway Safety

In accordance with Appendix 8 of the Adopted Local Plan a three bedroom dwellinghouse should be served by 2 no. off-street parking spaces of 2.4 x 4.8m. The proposed development will accord with this requirement and as such the proposal would not result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the development plan. As such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 30.10.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council