DELEGATED DECISION REPORT

SMD/2020/0531 **Valid 24/09/2020**	**160A FROGHALL ROAD** **CHEADLE**	**PROPOSED SIDE CHIMNEY; PORCH EXTENSION TO FRONT AND RETENTION OF COVERED AREA TO REAR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour amenity
- Coal high risk

DESCRIPTION OF SITE

Corner plot and a well proportioned detached two storey dwelling with some good design detailing, finished in brick to ground floor, white render above and traditional clay tile roof. Built following a 2016 consent. The approved plans – specifically AL 011 referenced at condition 17 to the 2016 consent – show a chimney as part of the approved scheme but this has not been built.

PROPOSAL

A single storey ground floor level extension across the full rear to provide a roof canopy supported on steel columns along with a front porch. This has already been constructed. The scheme also involves an externally mounted flue to the gable wall reaching to 600mm above the main roof apex.

The scheme details amount to variation of one approved for similar development ref SMD/2019/0630. In this new scheme the rear canopy would project 2.5m rather than 2.0m and the layout of the porch is altered so that the main front door would be in one of the side elevations rather than the front. The porch would now also project to c.2.0m as opposed to 1.5m in the previously approved scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
H1 New Housing Development

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2019/0630 – porch and rear canopy extension – approved

SMD/2019/0093 – to the adjacent bungalow at 160 Froghall Road: single storey wrap around extension, proposed porch, two front dormers and one rear dormer creating additional bedrooms in the loft space – approved

SMD/2016/0463 – first floor extension to existing bungalow [at 160 Froghall Road], erection of a two storey detached dwelling and new vehicular access – approved – new detached dwelling now built – the application property

CONSULTATIONS

Publicity
Site Notice expiry date: 18th November 2020
Neighbour consultation period ends: 16th October 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Kingsley Parish Council – support

Severn Trent Water
Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition. Advise there may be a public sewer located within the application site.

Staffordshire County Council Highways
No objection

OFFICER COMMENTS

Principle of Development
Within the Cheadle Town development boundary therefore acceptable in principle. Permitted development rights remain intact.

Subject to whether the rear extension should be regarded as a verandah – the submitted plans are annotated to label it as such – the rear extension potentially falls within the limits of permitted development at GPDO (2015) Schedule 2 Part 1 Class A paragraph A.1(f). Paragraph A.1(k) specifically precludes development consisting of a verandah.

Verandah as such is not defined in the planning legislation. The OED definition is: "a roofed platform along the outside of a house level with the ground floor". There is no indication in the drawings of a platform in this case other than the existing paved rear patio area which is not raised relative to the garden. Nevertheless, it may reasonably be considered that the overall effect of this proposal is to create the impression and functionality of a verandah along the rear of the house. Whether or not this is a verandah it is certainly a projecting canopy attached to the dwelling and as such is an alteration to the dwelling. It is to be noted that if this structure were glazed or otherwise walled in materials similar to those of the existing dwelling, or were glazed, it would come within the dimensions of a structure which would be considered Permitted Development.

For this application site location, GPDO (2015) Schedule 2 Part 1 Class G permits the installation of a chimney subject to this not protruding above the highest part of the roof of the dwelling house by 1m or more (Paragraph G.1(b)). The submitted revised plans show the chimney as reaching to 0.6m above the highest part of the roof. On this basis the proposed chimney can be considered PD.

Design
The proposed canopy extension seems a perhaps surprising addition to this recently built and well proportioned dwelling. It will be quite visible from Hammersley Hayes Road to the south, though being at the rear, not from the main road to the west.

As an open structure the main house wall would remain visible and the canopy would be a 'light-weight' addition compared for example with a range of PD options which could be added. On balance the canopy is considered acceptable in design.

The porch is not considered to raise any significant adverse design considerations albeit that it would add a part timber framed structure to a building which does not have any timber detailing. At c.4.8m^2 in area it is larger than could be built under PD (3m^2) as would be the ridge height at c.3.42 (as opposed to 3m PD). Overall its size, scale and design are not considered to detract from the character of the host dwelling and would not harm the street scene.

Amenity
No obvious amenity conflicts for neighbours are identified. It is not considered that the addition of the rear canopy would greatly alter the usage and therefore any impacts for neighbours compared with the likely current usage of the rear garden. The porch raises no concerns with the impact on residential amenity.

Highway Safety
As noted from the SCC response, no issues are raised with respect to highway safety.

CONCLUSION / PLANNING BALANCE
The chimney could be built under PD; neither the porch nor the rear canopy raise any substantive issues of concern in respect of design, residential amenity or highway safety.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 17th November 2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council