DELEGATED DECISION REPORT

SMD/2020/0485	**144 LEEK ROAD**	**TWO STOREY SIDE AND**
Valid 07/09/2020	**CHEADLE**	**SINGLE REAR EXTENSION**
		(FULL - HOUSEHOLDER)

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

DESCRIPTION OF SITE
A pre-war semi-detached dwelling handed on the left side from the front. Typically, the dwelling has a hipped tiled roof, first floor render above brickwork, bay window, and a shared brick chimney stack between dwellings. The dwelling is at the end of a row of identical dwelling types, just inside the Cheadle Town boundary before the Green Belt begins and ends. To the left side from the front there is a large, detached dwelling of pre war character, the side elevation of this dwelling is about 4m from the boundary shared with that of the applicant. The dwellings are served by a secondary crescent access road that sets them back from and loops off the main Leek Road.

The applicant's dwelling has already been extended at the rear with a two-storey extension that spans the full width of the dwelling and extends about 2.7m from the original rear elevation. In the space between the dwelling and the boundary at the side there is a narrow lean-to conservatory that runs the full depth of the dwellings side elevation.

PROPOSAL
To replace the lean to at the side of the dwelling with a slim two storey extension. The extension would only span the width of the dwelling's original side elevation. It would have a recessed front elevation set back from the original front elevation and a subordinate roof line. It would provide a very narrow bedroom space at first floor but at ground floor extend the kitchen to provide for an open plan dining/kitchen arrangement.

Additionally, there would be a further ground floor single storey extension at the rear that would extend another 3m from the existing rear elevation. This rear extension would be just over half the total width of the resulting dwelling and would be positioned away from the boundary that is shared with the adjoining dwelling.

On request the applicant has submitted amended plans that have removed a patio window and decking from the side of the extension against the boundary with the adjoining neighbour. In leu of the decking the scheme would include steps to the rear of an existing rear patio window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

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
81/10316/OLD Two storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 13th November 2020
Neighbour consultation period ends: 13th November 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council: No Objection

Severn Trent Water
As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
The site is within Cheadle Town where the Local Plan area strategy SS7 applies. The strategy SS7 generally provides for development that is sustainable and consolidates and regenerates Cheadle as a principal service centre. 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 and section 12 of the NPPF.

Design and impact on character and appearance
The side extension would be respectful and subordinate to the original dwelling. The frontage would be recessive providing a step back and a visual break between original and new. The roof line would respect the angles and proportions of the main hipped

roof but tie in at a much lower level. The design approach would comply with the design guide SPD and policy DC1 of the Local Plan.

The rear extension would be concealed from public vantage and have no impact on streetscene or the character of the wider locality. In any event it would be a modest single storey addition with a hipped roof that would reflect the pitch and arrangement of the main roof.

Amenity
The adjoining neighbour handed on the right side from the front, has rear outlook that is already compromised, to some degree, by the flanking side wall of the existing extension. The additional single storey extension would be positioned away from the boundary on the other side of the dwelling where it would have no further impact on the neighbour's outlook, it would not be noticeable beyond the near corner of the existing extension. However, the original proposal placed a patio window in the side of the extension that would have had direct outlook over and across the neighbour's garden and a raised decked patio against the fence. On request the applicant has deleted these elements from the scheme and submitted an amended plan to confirm.

The detached neighbour on the left side from the front, has a detached garage on the shared boundary with the applicant, just to the rear of their dwelling. This garage would already obstruct outlook toward the proposed rear extension, and it would be largely concealed the other side of this existing outbuilding.

The detached dwelling does have what appear to be secondary windows in its side elevation that face that of the applicant. They already have outlook onto a two-storey side elevation 5 m away, the side extension would bring the new two-storey side elevation just 1.9m closer to those windows. This would have no discernible impact on outlook or light.

At the rear the property backs onto open Green Belt land there are no properties affected behind.

There would be no adverse impacts on the amenity of existing occupiers and no conflict with policy DC1 in these regards.

Highway Safety
The existing front garden is already hard surfaced to provide driveway parking across the width of the plot. There's parking for at least two cars, a third would become quite tight. On the layout plan it shows the development providing a fourth bedroom, however, it would be so narrow and small that the additional space would not justify a requirement for additional parking provision, particularly as the driveway has access to the private loop road and not the main Leek Road.

CONCLUSION / PLANNING BALANCE
Acceptable householder development that, with amendment, would not have adverse impacts on neighbouring amenity or the character and appearance of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 25/11/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council