DELEGATED DECISION REPORT

SMD/2020/0592 **Valid 27/10/2020**	**26 ROCKINGHAM DRIVE** **CHEADLE**	**PROPOSED SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site is in within the development boundary of Cheadle on the eastern edge of the town and comprises a detached brick and tile two-storey dwellinghouse on a modern housing estate. The dwelling faces Rockingham Drive to the west and there are similar houses either side to the north and south and also on the opposite side of the road to the west. There is open land to the rear (east).

PROPOSAL

This is a full householder planning application for a single-storey front lean-to extension to one side of the central porch and which would have a front window which matches the existing front window. To the other side of the porch, the integral garage door would be replaced with another matching window with matching brick below in connection with the conversion of the garage into a living room. The front extension would be flush with the front wall of the porch and current garage projection.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.11.20
Neighbour consultation period ends: 25.11.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Local Highways Authority

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The extension would harmonise with the current dwelling in terms of the lean-to form, similar to the garage projection, the materials and also the fenestration and the window replacement for the garage door would also match the new extension window leading to a house which appears symmetrical. The works would not harm the appearance of the dwelling or the street scene.

The extension would not affect light provision to the neighbouring dwelling to the south as the integral garage of this property lies between the extension and the habitable ground floor front rooms of the neighbouring house. None of the new windows would overlook either of the houses to the sides of the site and would face the houses on the opposite side of the road which is a common arrangement of mutual overlooking, so privacy would not be affected.

Although the conversion of the garage would lead to the loss of a parking space, there are three other parking spaces on the wide parking area to the front of the house, in line with Council parking standards for houses with four or more bedrooms. This would not lead to any significant on street parking to the detriment of highway safety.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 22.12.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council