DELEGATED DECISION REPORT

SMD/2020/0557 **Valid 07/10/2020**	**3 MEADOW VIEW, CHEDDLETON PARK AVENUE, CHEDDLETON, STAFFORDSHIRE, ST13 7NS**	**REAR SINGLE STOREY EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached dwellinghouse which, due to the sloping nature of the land both in a northernly and westerly direction, results in a two-storey property to the front and a single storey elevation to the rear. The dwellinghouse has an integral garage and is constructed of brick with timber boarding and render to the first floor front elevation gables. The roof is pitched and covered in pan tiles. The property has been extended to the rear with a conservatory. The application site is in the Development Boundary of Cheddleton.

PROPOSAL

Full planning permission is sought for the demolition of an existing conservatory and the erection of a single storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 21/12/2020
Neighbour consultation period ends: 28/10/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Cheddleton Parish Council do not object to the application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Cheddleton; a 'larger village' as identified by Local Plan policies SS2 and SS8. Extensions to dwellinghouses in larger villages is considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) 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.

The existing conservatory projects 2.5 metres from the rear elevation of the dwellinghouse and is positioned on the southern half of the dwellinghouse, leaving a gap to the existing utility room. The conservatory has an eaves height of 2.3 metres and a hipped roof with a ridge height of 3 metres. It is proposed to demolish this conservatory and erect a replacement extension that will project the same distance from the rear elevation of the dwellinghouse and will occupy a similar footprint but will attach into the existing utility room.

The proposed extension will have 2no. connecting pitched roofs with their gables facing into the rear garden. The eaves of both roofs will be 2.3 metres (the same as the existing conservatory), with the pitched roof closest to No. 1 having a ridge height of 3.5 metres and the other pitched roof having a ridge height of 4 metres. The extension will have a solid wall facing towards No. 1, whilst the rear elevation will have floor-to-ceiling bi-fold doors and windows, with one gable having a feature window. The extension will be constructed of blockwork with uPVC cladding to the walls and the roof will be tiled with concrete interlocking tiles to match the existing dwellinghouse.

The extension is single storey and will be subordinate to the existing dwellinghouse, with a ridge height that is lower than the existing roof. The use of uPVC cladding to the walls would not match the existing brick constructed dwellinghouse and would therefore fail to accord with the Design Guide which requires extensions to harmonise with the existing dwelling. Therefore a condition should be imposed requiring the extension to be finished in brick to match the existing.

It is for these reasons that the proposed extension is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

No. 1 Cheddleton Park Avenue comprises a similarly designed detached dwellinghouse that is located on a lower ground level than the application site, resulting in almost a whole storey difference in height. The proposed extension will be the same depth and have the same eaves height as the conservatory it will replace, whilst the roof closest to No. 1 will be 0.5 metres higher. No windows will be positioned within the side elevation facing towards No. 1 and the extension will be sited almost due north of the neighbouring property. The proposed extension will also comply with the 45-degree guideline in respect of the windows in the rear elevation of No. 1. It is therefore not considered that the proposed extension will have a detrimental effect on the amenity of this property.

No. 5 Cheddleton Park Avenue comprises a similarly designed detached dwellinghouse that is located on a higher ground level than the application site. The existing utility room, a detached single storey outbuilding located adjacent to the boundary shared with No. 5, and a conifer hedge between the two properties will screen the majority of the extension from No. 5. The proposed extension will also comply with the 45-degree guideline in respect of No. 5. It is for these reasons that the proposed extension will not have a detrimental effect on the amenity of this property.

The side elevation of the property to the rear, No. 4 Steele Close will be sited approximately 28 metres from the proposed extension, on a higher ground level to the application site. There will be no direct view of this property from the proposed extension and the separation distance will ensure that the proposed extension will not affect the amenity of this property.

It is for these reasons that the proposed extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed development is to the rear of the dwellinghouse; does not affect the existing garage or driveway; and does not increase the number of bedrooms at the property. The proposed development will therefore have no highway implications and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: **APPROVE subject to Conditions**

Case Officer: Ailsa Berry
Recommendation Date: 22/12/2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council