

DELEGATED DECISION REPORT

SMD/2021/0184
Valid 18/03/2021

10 VICTORIA STREET
CHEADLE

PROPOSED SINGLE STOREY
REAR EXTENSION TO FORM
HOME OFFICE.

(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 within the development boundary of Cheadle and just to the south of the town centre and comprises a Victorian terrace house in the middle of a row of similar dwellings fronting a small cul-de-sac, Victoria Street, to the north. To the rear (south) lies a small private car park.

PROPOSAL

This is a householder planning application for a small flat-roofed extension to the rear of an existing single-storey outrigger. There is already a flat-roofed side/rear extension to the outrigger. It would extend along the remaining part of the side boundary where there is a fence (with a height of 1.8m) and would extend the outrigger all the way up to the rear boundary. It would encroach 0.9 metres above the fence and would have a max height of 2.7 metres excluding a proposed roof lantern. It would be flush with the side wall of the already extended outrigger but would have a small canopy roof overhang to the side, over a set of bi-fold doors leading out into the existing yard area. The space where the extension is to be located is currently used as an outdoor seating area. The extension would have a matching red-brick finish. The extension would comprise a home office.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0697: Existing single-storey flat-roofed extension to outrigger. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.4.21

Neighbour consultation period ends: 29.4.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

With regard to the impact on the character and appearance of the area, the extension would be adjacent to another flat-roofed extension to the outrigger which gained planning permission and as it is at the end of the outrigger, would not harmfully detract from the typical Victorian pitched roof form and appearance of the main part of the dwelling. It would not be visible from the public realm in any case as it is located behind a row of terraced houses. It would be visible from the rear private car park but only the part encroaching above a solid rear boundary wall and fence by approx. 0.9 metres and its low flat-roofed form would lead it to not be harmfully prominent in the immediate surrounding area. It would use the same red-brick materials to match the house.

With regard to residential amenity, the extension would not break any 45 degree lines measured from neighbouring primary windows and the nearest neighbouring window is a small secondary rear window of the attached outrigger of the property to the east side. Its height and siting is such that it would also not lead to any significant loss of light to either adjacent property due the distance of it from other windows and also the presence of the existing parts of outriggers and also side boundary walls (with heights of approx. 1.8m) adjacent to the rear yards. The boundary walls also protect the privacy of the dwelling to the west which has rear windows and windows on the side of the outrigger facing the site and the elevation of the extension where the bi-folds would be placed. There is already windows on the side of the outrigger on site that face the neighbouring property, outrigger and yard and which are closer to the neighbours windows. The space where the extension is sited is being used as an outdoor seating area in any case so there would be no impact on the current levels of mutual privacy. Overall, the extension would not

harm the living conditions and residential amenities of neighbouring occupants by way of loss of light or loss of privacy.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and therefore complies with the Council's adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 13.5.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council