

DELEGATED DECISION REPORT

SMD/2021/0260
Valid 09/04/2021

MEADOW VIEW EAVES
LANE
CHEADLE

PROPOSED REAR
EXTENSIONS TO FORM OPEN-
PLAN KITCHEN, DINING &
SITTING AREA, STORE AND
EN-SUITE.

(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 lies on the south-east edge of the town. It comprises a detached modern brick-and-tile bungalow which faces Eaves Lane (a fairly narrow country lane) to the west. There is a mix of dwellings either side of the site to the north and south but the land to the rear (east) and to the other side of the lane (west) is open.

PROPOSAL

This is a householder planning application for a single-storey rear extension and an infill single-storey extension to the rear of a link between the bungalow and the double garage which would also adjoin the side walls of both the buildings but would not project any further to the rear of the rear wall of the bungalow. The rear extension would project 4.0 metres from the existing main rear wall of the bungalow and would have a pitched roof with rear gable and a ridge which is lower than the main roof ridge of the bungalow. Both extensions would have a matching brick and tile finish.

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 relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.6.21
Neighbour consultation period ends: 9.6.21
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

Peak and Northern Footpaths Society

The Public Right of Way to the rear of the site should not be affected by the development.

OFFICER COMMENTS

Both of the extensions in terms of their scale, materials and form, including roof form, would harmonise with the form, design and appearance of the bungalow. There would be triangular feature windows on the rear extension above ground floor level in the rear gable that would give the rear extension a contemporary design which is not entirely in keeping with the more standard modern form of the bungalow but which would also not significantly harm its appearance. These windows (or any part of either extension for that matter) would not be visible from the road. Although the windows are elevated they would still be well screened from the public footpath which runs along the rear boundary of the site (but which is outside of it), by the robust vegetation and tree and hedge screening. This also helps to screen the extensions from more distant views along other footpaths to rear of the site which are further to the east. Overall, the design of the extensions, including fenestration, would not significantly harm the character and appearance of the area.

With regard to residential amenity, both extensions would be a significant distance from the shared side boundaries and so would not affect the light provision to

neighbouring properties. In terms of privacy, there is one proposed window which would directly face neighbouring residential properties, this being a large set of bi-fold doors on the north side of the rear extension. However, there is robust hedge screening along the shared side boundary to the north and it would not be possible to overlook into the property to the north from the bi-fold doors. The residential amenities of the area would therefore not be affected by the proposal.

CONCLUSION / PLANNING BALANCE

The proposed extensions would not harm the visual or residential amenities of the area and would therefore comply with the Local Plan as well as the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 11.6.21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council