

DELEGATED DECISION REPORT

SMD/2021/0248
Valid 06/04/2021

BARLEY CROFT
CHEDDLETON HEATH
ROAD
LEEK

SINGLE STOREY FRONT
EXTENSION

(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 the open countryside but is not in the Green Belt. It comprises a backland plot behind a row of detached dwellings which face Cheddleton Heath Road, between the villages of Cheddleton to the south and Leekbrook to the north. The site has a detached brick and tile bungalow. It is reached via a long driveway between houses, off the road to the north. Open land lies to the south, west and east. The rear elevation of the bungalow faces the open fields to the south with the front elevation facing the access drive and the rear of dwellings to the north.

PROPOSAL

This is a householder planning application for a single-storey rear extension.

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: 27.5.21

Neighbour consultation period ends: 27.5.21
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The principle of extending dwellings in the open countryside is acceptable providing the character and appearance of the countryside is not harmed.

The front extension, although quite large, is still small scale in relation to the size of the existing bungalow and has a brick and tile pitched roof form which harmonises with the bungalow and is not disproportionate in relation to it. It has a dropped roof ridge to ensure it appears subservient to the dwelling and would also have matching fenestration as well as materials. The bi-fold doors are well screened at the side of the bungalow and would not be prominent in the surrounding rural landscape.

The extension would be in the direction of the nearest dwellings which lie off the road to the north but the distance between the extension and the rear elevations of those dwellings is considerably large, in excess of 15m and the residential amenities and living conditions of the occupants would not be affected by the extension in terms of light provision and privacy. There are outbuildings on a separate plot to the north between the extension and neighbouring dwellings which also screen those dwellings from the site.

The application is described as a single storey rear extension, however the plans clearly show that the extension would be positioned to the front of the original house (as with the existing plans which refers to the front elevation) and therefore the description of development has been amended to reflect this.

CONCLUSION / PLANNING BALANCE

The proposed extension would not harm the character and appearance of the countryside as it is subservient to the dwelling and has a design which harmonises with the dwelling. The visual or residential amenities of the area would not be harmed and the proposal 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: 18.6.21

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council