

DELEGATED DECISION REPORT

SMD/2021/0182
Valid 25/03/2021

**39 ROSE HILL THE
AVENUE
CHEDDLETON**

**TWO STOREY REAR/SIDE
EXTENSION AND SINGLE
STOREY REAR LEAN-TO**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the host dwelling and area; and the amenity of the residential neighbours

DESCRIPTION OF SITE

A semi-detached dwelling on a typically inter war housing development, in the 'larger village' of Cheddleton. The property and its neighbours, uniformly, have hipped tiled roofs with a shared brick chimney stack, red brick at ground floor and rendered sections to first floor. The plots are generous, providing driveway parking space between each set of semis and a standard garden depth of around 15m.

Between the applicant's dwelling and its non adjoining neighbour there are two, side by side, double width driveways. On the neighbour's side a double width flat roof garage has been built across the driveway adjoining the side of the dwelling.

On the opposite side of the road nos. 30 and 32, in particular, have been extended at each side with additions built across the width of the driveway.

PROPOSAL

To extend the dwelling with a two storey extension that would be built across the width of the drive. The addition would have a hipped roof with a ridge height subordinate to that of the main dwelling. At the front the elevation at first floor would be recessed and set behind the front of the original dwelling.

At the rear the side extension would wrap around to provide a two storey addition that would extend from the rear elevation by 3.5m. The two storey rear addition would not span the full width of the original rear elevation, and between the side of the two storey addition and the boundary with the adjoining neighbour, a single storey lean to would replace an existing conservatory.

Officer response to original proposal

The width of the extension was considered to be too large, it would have competed with, and consumed, the proportions of the host dwelling to such a degree that it could not be regarded as a subordinate extension. The overall floor area of the extension was larger than the host dwelling, so again demonstrating that it wouldn't be a subordinate extension.

Amended scheme

The applicant has found it difficult to reduce the size of the proposal, with ground floor space and layout required for the access requirements of a dependent member of the household.

Revised plans have been submitted however, in an attempt to reduce the proportions and its relationship with the original dwelling, particularly in respect of the proportions across the width presented to the front and the street scene order, in an attempt to present a more subservient appearance and maintain a sense of greater spacing between dwellings to reflect the character of the area. At first floor the width proportions are reduced, 5.4m down to 4m, to those that would be closer to 50% of the original house (6.1m width of original dwelling), while ground floor width would be retained more comfortably, with less dominance, in a hipped lean to against the side elevation.

Additionally, revisions confirm that the existing front door would be altered to a new front window and a new entrance would be provided to the front of the side extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS8 Larger Village Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021

Neighbour consultation period ends: 11th May 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton Parish Council: Objection - Over development and exceeds the limit with no access to the rear of the property and contravenes space about dwellings.

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

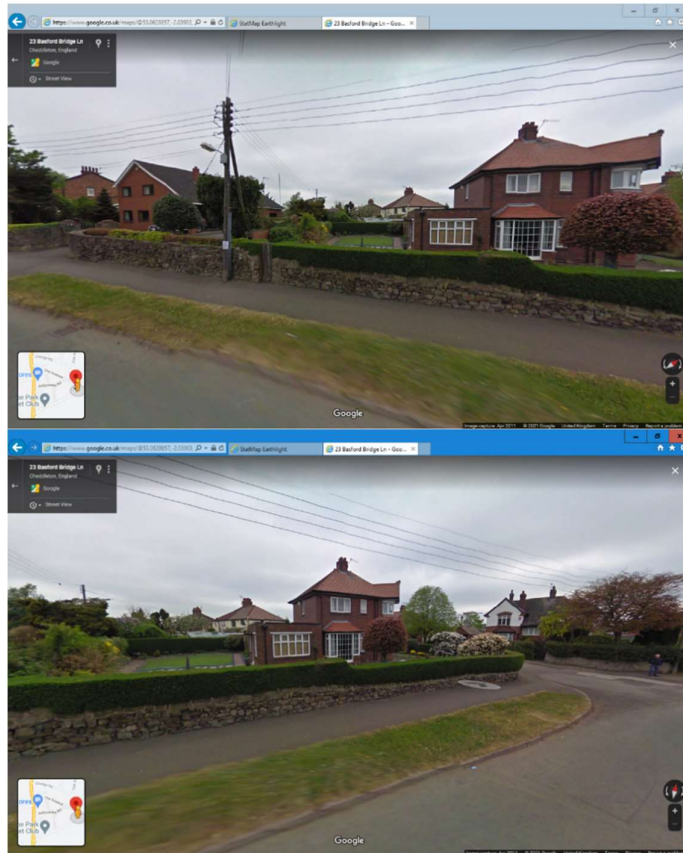
The site is within Cheddleton where the Local Plan larger village area strategy SS8 applies. The strategy SS8 generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity, and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

Design and impact on character and appearance

The side addition would at first floor, be around 65% of the width of the original front elevation, a greater width of front elevation would at ground floor would more comfortably be provided within the subordinate form of a hipped lean to against the side elevation. It would essentially repeat the form, size, shape and architecture of the host dwelling and that of its neighbours, in what is a considerable gap, and, the addition would have some appropriate distinction from the original dwelling with a subordinate ridge line and, at first floor, a recessed frontage – to find compliance with the Moorland's Design Guide. The new side elevation of the addition would approach the shared boundary, but still there would remain a notable double drive width to the two storey side elevation of the adjacent neighbour, albeit there is a flat roof single storey garage between the two.

To the rear the property is enclosed and well screened by garden trees, bushes and hedges. Glimpses of the applicant's rear elevation are apparent from Basford Bridge Lane to the south where gaps between the larger detached dwellings provide some visual penetration. However, from this position the two storey addition at the rear, which would present roof pitches and angles that replicate those of the host dwelling and that of its neighbour's, would be viewed in the distance in the context of other individually designed dwellings of varying shapes, forms and architectural detail. In these respects the development would not be harmful to the character and appearance of the area and the distinctiveness of the locality.

The design of the rear or side extensions does not raise any conflict with the principles of 'good design' enshrined within the Council's design guide DPD or Policy DC1 of the Local Plan. The development would not affect the character and appearance of the street scene or wider environs.



Amenity

None of the neighbours have objected to the proposal. The opposing side wall of the adjacent neighbour does not contain any principal windows, a narrow side window at first floor provides light to their landing. The side wall of the extension would be blank facing. The nearest rear facing window at the non-adjoining neighbour's property would be much more than 3.5m from the side of the addition (it would be at least 6.5m) and as such a horizontal 45 degree sight line from that neighbour's window would not be obscured by the development, and in any event their boundary is already lined by their own large flat roof garage that flanks and runs beyond the dwelling's rear elevation.

In respect of the neighbour on the adjoining side, the side of the two storey rear addition would be 3.5m from the boundary, reducing any shadowing effect of the structures verticality. The centre of the neighbour's patio window would be approximately 2.5m from the side wall of the development, set within the neighbour's own lean to addition which means that the proposed addition would not extend beyond 2.5m in front of the window, and a horizontal 45 degree sight line would not be obscured.

At the rear, the applicant's generous 15m garden depth backs onto an area of wider garden space that does not sit directly behind the neighbour who enjoys it, there would

be no direct relationship between the rear of the proposed development and the neighbour behind.

The privacy and outlook currently enjoyed by neighbours would not be unreasonably affected by the development. There would be no breach of Space About Dwelling Standards or conflict with the policy DC1 of the Local Plan.

Highway Safety

Bedroom numbers would be increased, however, at least three parking spaces are provided across the frontage and this would not be reduced as a result of the dwellinghouse.

CONCLUSION / PLANNING BALANCE

An acceptable design providing kitchen diner space and accommodation for an elderly member of the household to meet the applicant's needs. No harm to character and appearance of the area or residential amenity. The development would be compliant with those policies of the Local Plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 20/05/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council