

DELEGATED DECISION REPORT

SMD/2021/0323
Valid 07/05/2021

18 MEADOW DRIVE
CHEADLE

**PROPOSED SINGLE STOREY
REAR EXTENSION TOGETHER
WITH REPLACEMENT PORCH
AND SIDE DORMER**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site fronts Meadow Drive within the residential area of Cheadle. Meadow Drive is characterised by a linear form of development on both sides, defined by brick built and plain tile bungalows.

The site comprises of an elongated bungalow, a large front paved driveway that can accommodate at least 3 cars onsite. To the front, the property features a centre upper window and a large lean-to porch. To the rear, there is a small garden that backs onto a 4.5m high brick wall. The property has previously extended as there is a 2.5m length extension to the rear which is in line with the original roof ridge and eaves. This extension also adjoins a 4.5m length lean-to canopy that is connected to a large shed/ garage via the main roof guttering. The lean-to canopy have been installed for over 5 years ago and therefore, permission is extant. Access to the rear is restricted by a makeshift external door and glazed screening.

The property is made up of straw coloured brick with brown plain tiles.

On either side of the application site, there are bungalows that sit widthways.

PROPOSAL

Planning permission is sought for a replacement porch, single storey lean-to rear extension and dormer window to the side of the dwelling.

The existing porch will be replaced with a gable roof porch that will extend out 1.7m from the front elevation with a ridge height of 3.4m. The main access will be taken from the side of the porch as per the existing arrangement.

To the rear, the single storey extension will replace the existing lean-to canopy and will project 3m from the brick rear elevation, extend the full width of the dwelling and have ridge height of 3.8m.

The dormer will sit in the roof of the proposed and existing rear extension. It will extend a length on 7.6m and have a width of 2.7m. It will have a height of 1.8m and feature a flat roof made of felt and smooth brown tiles to the dormer cheeks.

In addition, the outbuilding serving a workshop, garage and store is to be reduced to accommodate the proposed rear extension. This will be considered as part of the application as the height of the rebuilt part of the outbuilding will be higher than 2.5 metres (3m) within two metres of a boundary of the curtilage of the dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS2 Settlement Hierarchy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127

Section 9

SITE HISTORY

SMD/1987/1190	EXTENSION TO FORM PORCH AND LARGER BEDROOM AND BATHROOM	Approved 27/01/88
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CONSULTATIONS

Publicity

Site Notice expiry date: 19/05/21

Neighbour consultation period ends: 03/06/21

Press Advert: N/A

Public Comments

Neighbours

Cheadle Town Council

Severn Trent Waters

No comments received

No comments received

No objection subject to informatives

OFFICER COMMENTS

Principle of Development

Polices SS2 seek to focus future growth within the three largest settlements comprising of Leek, Biddulph and Cheadle and to strengthen its role as a service centre.

The proposed development is located within the built up area boundary of Cheadle. As there are no 'in principal' objections to the application the material planning

considerations are therefore those including design, visual impact, neighbour amenity, whether there are any parking implications and drainage.

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.

When considering the porch element to this application, the replaced porch will see a change to the roof type and projection. The gable roof will be an enhancement to what is existing as the gable will relate better to the main roof of the bungalow as well as the immediate bungalows which has front gable projections. In addition, the projection of 1.7m will see a difference of 0.6m to what is existing which in comparison is minimal and would still be in keeping with the gradual step back building line along Meadow Drive. This element is considered to be visually acceptable.

The side dormer will sit to the Western side elevation and will be setback 3.8m from the principle elevation. It is recognised that the dormer will be noticeable from the street-scene and has no architectural interest, however the proposed dormer could be deemed acceptable under permitted development should it sit closer to the principal elevation and does not connect to the existing rear extension. It worth noting that that proposed dormer could be larger in scale as the proposed calculates at 17.5 cubic metres (permitted development rights allows 50 cubic metres). Given the fallback position of this, the dormer is deemed a lesser harm to what could be acceptable under permitted development. The materials to be used are considered acceptable as they match in colour and materials to the existing property.

Regarding the rear extension, this will be smaller to the light-weight canopy structure that currently extends out 3m from the rear elevation. The extension will be smaller than the canopy by 1.6m and be an enclosed structure that will not be visible from the street scene as such, the public street-scene will be maintained. The agent has stated that the tiles to be used will be smooth brown Marley modern concrete tiles because the roof is only 22.5 degree pitch and these tiles will not weather below 35 degrees. It is considered that as the materials are not seen from the street-scene, the tiles would be acceptable in this instance however, a condition will be added to ensure the tiles are only to be used on this part of the property.

In terms of the shed, this will be a reduction and will not be seen from the public street scene. This element of the application would accord with Policy DC1.

This proposal is in accordance with Policy DC1 on design considerations.

Neighbouring Amenity

Policy DC1 requires all new development to respect the amenity of the area, including residential amenity, with regards to satisfactory daylight; sunlight; outlook; and privacy.

The main neighbouring property that this proposal would impact upon are No.20 and No.16 Meadow Drive. Both are bungalows which have previously extended. No.20 Meadow Drive has a rear conservatory that is screened by 2m high border timber fencing. No.16 Meadow Drive sits on a higher gradient and features a side carport and has an obscure upper side window.

The dormer window raises no issues given that the only window in it will be obscured glazed. The porch is a very modest structure which will create neither overlooking nor overshadowing concerns.

Due to the separation between the buildings, there will be no breach of the 45 degree line from principal windows in the rear elevations of either neighbour, despite the fact that no.16 stands further forward on its plot. This is due to the fact that a carport stands immediately alongside the boundary which increases separation to principal windows.

With regard to the rear extension, it is considered that there will be no overlooking of neighbours as the application site is screened by 2m high border fencing to each side at the rear. There are no nearby adjoining properties to the rear. The rear extension looks out towards faces a 4m high brick wall.

This proposal accords with the requirements set out under Policy DC1.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking. The proposal will increase the property's floor plan from 2 bedrooms to 4 bedrooms. For a property of 4 or more bedrooms, 3 parking spaces are required. It is demonstrated from the case officer's site visit that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway.

This application is therefore considered to be in accordance with Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 28/06/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council