

DELEGATED DECISION REPORT

SMD/2021/0159
Valid 25/03/2021

16 ATTLEE ROAD
CHEADLE

PROPOSED SINGLE STOREY
REAR 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 within the development boundary of Cheadle and lies to the south of the town centre. It comprises a 1930s semi-detached dwellinghouse, within a row of similar houses which face Attlee Road to the west. The entrance to a school lies on the opposite side of the road and further rows of houses. To the rear (east) lies more similar dwellings off Tean Road (A522).

PROPOSAL

This is a householder planning application for a single-storey rear extension with a fully hipped roof and a projection from the rear wall of 5.3 metres. The plans were amended to add the pitched roof. The original plans submitted were for a flat-roofed extension with the same footprint.

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: 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

The extension has a form, design, height and overall scale which respects the form and scale of the house, including the roof form and which would have matching brick and tile materials and window sizes and shapes which also harmonise with the house. It would not be harmfully prominent from the road and is set back from the side wall. Overall, it would respect the design of the house and not harm its appearance and is far more in keeping with the house than the original flat-roofed design.

With regard to residential amenity, although the extension has a relatively large projection and is very close to the boundary of the attached neighbouring dwelling, it would avoid affecting the light provision of the neighbouring house as there is already a rear conservatory at the neighbouring property next to the boundary. The proposed extension would project further rearward than the rear wall of the conservatory. However, conservatory is glazed on all three sides and glazed the full width of each side, only the side facing the proposed extension would be affected and this side already faces a boundary fence. The rear and other side of the conservatory would still receive significant natural light. The 45 degree line from the rear window of the conservatory avoids (marginally) being broken by the proposed extension despite its rearward projection and this complies with the Council's Space About Dwellings Design Guide. Overall, there would be no harmful level of light loss to the conservatory. There are also no windows proposed on the side of the proposed extension facing the attached property and therefore neighbour privacy would be maintained. There would also be no harmful impact on the neighbours to the south side as the extension would maintain a significant gap to the shared side boundary and would not be close enough to the south property to affect light provision. The 45 degree lines from primary rear windows of the south dwelling would not be broken by the extension. The presence of a boundary fence would also protect the privacy of the neighbours to the south when using their rear garden, from views from the proposed side window of the extension.

The properties to the rear are unaffected due to the presence of outbuildings next to the rear boundary which help to screen the rear properties from views from the site.

CONCLUSION / PLANNING BALANCE

The proposal would not result in harm to the visual and residential amenities of the area and therefore complies with the Local Plan as well as the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 13.7.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council