

DELEGATED DECISION REPORT

SMD/2021/0342
Valid 21/05/2021

14 MILLSTREAM CLOSE
CHEADLE

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse with an attached single storey garage constructed of brick with a concrete tiled roof. The dwellinghouse forms part of a modern housing estate of similarly designed detached properties. The application site is located in the Development Boundary of Cheadle and is surrounded by dwellinghouses on all sides.

PROPOSAL

Full planning permission is sought for the erection of a single storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2001/0953 Certificate of lawfulness for a proposed domestic extension
Positive Certificate Issued 05/02/2002

CONSULTATIONS

Publicity

Site Notice expiry date: 29/06/2021

Neighbour consultation period ends: 24/06/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Cheadle Town Council resolved they had no objection to this application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Cheadle; a 'town' as identified by Local Plan policies SS2 and SS7. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

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.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The existing dwellinghouse is L-shaped with a two-storey rear projection extending into the rear garden on the western side of the dwellinghouse. It is proposed to infill the remainder of the rear elevation of the dwellinghouse with a single storey extension. Due to the angled nature of the boundary shared with No. 12 Millstream Close, the extension has been stepped-in from the side of the existing dwellinghouse and extends 3.8 metres into the rear garden. The proposed extension will be attached to the side elevation of the two-storey rear projection and will extend 1.1 metres beyond its rear elevation. The extension will be constructed of materials to match the existing dwellinghouse and will have a pitched roof that will match the pitched roof of the existing dwellinghouse.

The extension is small in scale and subordinate to the existing dwellinghouse. The design and materials of the extension will reflect those on the existing dwellinghouse. It will not be highly visible from the street scene due to its siting to the rear of the dwellinghouse and due to the proximity of the neighbouring properties to the shared boundaries. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension will be sited adjacent to No. 12 Millstream Close. No. 12 comprises a detached two-storey dwellinghouse that has been extended to the rear with a conservatory. A closed boarded fence of approximately 1.5 metres forms the boundary treatment between the two properties. The neighbour's conservatory is sited on the northern elevation, to the northeast of the dwellinghouse at the application site and therefore is already affected by overshadowing from both No. 12 and No. 14. The proposed extension will be single storey and therefore it is not considered that it will significantly increase the level of overshadowing that the conservatory already experiences. The proposed extension will not extend as far into the rear garden as the neighbour's conservatory and therefore it is not considered that the proposed extension will be unduly dominant. No windows will be positioned in the side elevation facing towards No. 12, resulting in no loss of privacy. It is for these reasons that the proposed extension will not adversely affect the amenity of No. 12 Millstream Close.

The proposed extension will be largely screened from No. 16 Millstream Close to the west by the dwellinghouse's existing two-storey rear projection and it will comply with the 45-degree guideline in respect of this property. 1no. window will be positioned in the side elevation facing towards No. 16 however, this will be a secondary window and it will be largely screened by the existing closed boarded boundary fence. The proposed extension will therefore not have a detrimental effect on the amenity of No. 16 Millstream Close.

No. 25 Millbrook Way is located to the rear of the application site. The proposed extension will have patio doors and windows facing towards this property. A closed boarded fence of approximately 1.8 metres in height forms the boundary treatment and a gap of approximately 18 metres will be maintained between the two properties. This is less than the 22 metres outlined in the 'Space About Dwellings SPG' however, the extension will extend just one metre closer to No. 25 Millbrook Way than the existing dwellinghouse, the extension is single storey and any view from the patio doors/windows will be largely obscured by the existing boundary fence. In this instance, it is considered that a distance less than the 22 metres specified in the SPG is acceptable as the proposed extension will not adversely affect the amenity of No. 25 Millbrook Way.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 06/07/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

