

DELEGATED DECISION REPORT

SMD/2021/0315
Valid 07/05/2021

9 DALE CLOSE
CHEADLE

**GARAGE, KITCHEN/DINING
WITH 2 BEDROOMS &
BATHROOM EXTENSION
OVER, PITCHED ROOF TO
REPLACE FLAT ROOF ON
REAR PLAYROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located in a small cul-de-sac made up of semi-detached dwellings within the village boundary of Cheadle.

The dwelling is a two storey semi-detached constructed of brick and pan tile. There is a small garden to the rear garden with a driveway to the front that can accommodate at 3 cars onsite. There is a detached garage to the rear.

PROPOSAL

Planning permission is sought for the erection of a two storey side extension in order to create an additional bedroom, study, integral garage and enlarged kitchen; The extension will have a width of 2.3m and will extend the full width of the original side elevation by 8.9m.

The side extension will wrap around part of the rear elevation, creating a two storey rear extension. This element of the development will feature a 2m projecting gable and will run 5.7m along the rear elevation.

The roof of the existing single storey extension will be replaced from flat roof to lean-to. It will retain the same footprint.

It will use matching materials used on the existing dwelling.

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

Supplementary Planning Documents

SITE HISTORY

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 02/06/21
Neighbour consultation period ends: 28/5/21
Press Advert: N/A

Public Comments

Neighbours	No representation was received.
Cheadle Town Council	No comment
Severn Trent Waters	No objection subject to informatives
County Highways	Initially, requested a parking plan to show 3 parking spaces on site. Following additional information, no objection

OFFICER COMMENTS

Principle of Development

Local Plan policy SS2 identifies Cheadle as one of the three largest settlements within the District. It sits at the top of the settlement hierarchy where there is a principle in favour of development within these settlements.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS2 of the Local Plan.

Design and visual impact

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.

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.

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 the original building and be subordinate to it in terms of its size and massing.

With regards to the character and appearance of the two storey side extension, the extension will remain subservient to the host dwelling as the first floor will be set back from the principal elevation and the pitch height will be set down by 0.3m from original pitch. In addition, the extension will be constructed with matching materials to the existing and the proposed upper floor window will match the existing window which is considered to visually acceptable.

To the rear, the extension will feature a projecting gable. This will not be seen from the public street-scene and will remain sympathetic as it sits below the ridge of the host dwelling. Therefore, the public street-scene will be maintained.

When considering the wider visual impact, the proposed development will not appear out of keeping within the immediate setting but rather, follow suit with other neighbours who have built similar two storey side extensions, in particular the handed property. As such, the proposal will not appear out of place.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

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

The main neighbouring properties that this proposal would impact upon are the neighbouring properties at: No. 7 Dale Close (to the west, immediately faces the proposed side elevation) and No.11 Dale Close (the handed property, adjoining the eastern elevation of the applicant's site).

When considering the neighbour at No.7 Dale Close, the proposed side and rear extension will not cause any overlooking or privacy issues as there are no side windows directly facing the neighbour's side elevation. A condition will be added to any decision ensuring no windows are added without prior written approval to ensure the neighbour's privacy is maintained. In terms of satisfactory daylight, the extension will not affect the neighbour's direction of sunlight into their habitable rooms to the rear as the extension projects out a marginal 2m and does not conflict the 45 degree guidelines when assessing loss of light. The neighbour's amenity at No.7 Dale Close will be maintained.

In terms of No.11 Dale Close, the 2 storey rear extension will not extend the full width of the rear elevation as the existing extension will remain in situ. It is considered that the neighbour's amenity in terms of daylight and privacy will be maintained as the footprint will remain the same and the nearest window on the first floor that the extension is most likely to affect is obscure glazed, serving a bathroom. Therefore, the extension would not lead to a loss of light provision or appear over dominant when viewed from this neighbour's property.

To the rear, the applicant site abuts the neighbours' back gardens which is screened by their garages and outbuildings. It is considered that the extension will not affect these properties due to the separation distance and screened views.

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

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

For a dwelling consisting of four bedroom units, a minimum of three parking spaces are recommended. The proposal would not affect the three existing parking provisions on the driveway at a push.

County Highways were consulted and noted in their initial comments that the dimensions of the proposed integral garage is substandard and not capable of accommodating a vehicle in accordance with their guidance thus, a parking plan was required to show three cars can be parked onsite. The parking plan was subsequently submitted alongside photos of the possible parking arrangements onsite. County Highways reviewed the additional information and raised no objection.

This application is therefore considered to be in accordance with Section 9 of the NPPF and 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 : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 6/07/21

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

OFFICER RECOMMENDATION :

Case Officer: Lisa Li

Recommendation Date:

X

On behalf of Staffordshire Moorlands District Council