

DELEGATED DECISION REPORT

SMD/2021/0356
Valid 28/05/2021

10 BOUCHER ROAD
CHEDDLETON

PROPOSED SINGLE STOREY
SIDE EXTENSION TO
DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located on a residential street of predominately detached and semi-dwelling dwellings of similar character and appearance within the village of Cheddleton.

The application site comprises a detached dwellinghouse constructed of brick, brown tile cladding with brown tiled gable roofs. The dwelling sits on a corner plot on elevated ground to Dalehouse road its rear/ sides faces. There is a small garden to the side and rear of the garden with ample parking to the front of the property that can accommodate at least 2 cars onsite.

PROPOSAL

The applicant seeks planning permission to erect a single storey side extension. It will feature a typical lean-to extension that will extend the length of the original dwelling with a width of 3.6m. Due to the profile of the land, the foundation will sit 1.3m lower than the ground level of the main dwelling. The height of the pitch will sit 3.2m from the ground level of the main property.

It will accommodate a utility and study room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

SS8 Larger Village Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127
Section 9

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date:

Neighbour consultation period ends:

Press Advert: N/A

Public Comments

Neighbours	One representation was received. This is as follows: Objection The southerly elevation includes a window which is directly opposite our lounge window which we consider to be an intrusion of privacy and may affect potential saleability
Cheddleton Parish Council	No objection
Severn Trent Waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Cheddleton as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals.

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 SS8 of the Local Plan.

Design and visual impact

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 proposed development is a typical lean-to side extension that serves for additional living space. The extension would be sympathetic in scale as it is single

storey in stature and follows the simple symmetry via its mono-pitch roof and matching fenestrations. Thus, the proposed development is visually acceptable.

The extension will be flush with the property's principal elevation. This will not be prominent within the street-scene as the extension which sits on a corner plot, is single storey and the design of the extension is in keeping with the property it serves. Although there is a well established building line along Dalehouse Road to the side of the property, which would be broken by the extension, given the single storey nature of the proposal, and the fact that it will be in part hidden by the existing fence to the side, coupled with the fact that it will remain set in from the side boundary by c2.5m it is not considered that a refusal on street scene grounds could be sustained in this case, despite the corner plot.

In terms of materials, the agent has confirmed that the extension will match the existing materials despite its discrepancy in the application form. A condition will ensure that the roof tiles are to match the tiles in colour and material as per the existing property.

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.

Due to the corner position of the dwelling and siting of the side extension, the surrounding neighbours' amenity to the front, side and rear will be maintained as there is sufficient separation distance between the properties and proposed extension.

A neighbour raised concerns with the proposed front window overlooking their living room and may affect their property's saleability; The window in question will serve a WC. There is a distance of at least 18m from elevation to elevation and, the views into this living room is therefore considered to be negligible. Nevertheless it does fall below the Council's recommended 21m and therefore an obscure glazing condition would be prudent. The property's saleability is not a planning matter to consider.

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.

No bedrooms have been proposed. The parking arrangements will not be affected by the proposed development and 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: 7/07/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council