

## DELEGATED DECISION REPORT

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SMD/2021/0425  
Valid 28/06/2021

6 RUDYARD WAY  
CHEADLE

PROPOSED FIRST FLOOR  
EXTENSION TO PROVIDE ENSUITE  
BATHROOM

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Coal
- Parking

### DESCRIPTION OF SITE

Detached, two-storey dwelling occupying a visually prominent, roadside location within a built-up residential area. There is external amenity space to the front and rear of the house and off-road parking. The house sits at a higher land level than the road, behind a gently, upwards sloping drive. The surrounding area is predominantly residential development with dwellings of varying sizes and designs.

For the purposes of planning policy consideration, the application site is located within the Cheadle Development boundary and a coal development low-risk area. There are no nearby listed buildings or protected trees either within or near to the site. The dwelling is not within a Conservation Area or within any known flood plain.

### PROPOSAL

First floor side extension to provide ensuite to bedroom number 1. The plans also show works will be required to the external walls of the ground floor utility room (upon which the ensuite would be built and likely to be due to structural support). A new shower room window would be inserted as the extension would block the existing shower room window (within the side wall).

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

|            |                                       |
|------------|---------------------------------------|
| SS1        | Development Principles                |
| SS7        | Cheadle Area Strategy                 |
| DC1        | Design Considerations                 |
| T1         | Development and Sustainable Transport |
| Appendix 2 | Parking Guidance                      |

#### Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

#### Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

## National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07235/OLD                      Extension to form bedroom over garage. Approved.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 03/08/2021  
Neighbour consultation period ends: 22/07/2021.

Public Comments: No representations received during the statutory consultation period.

Cheadle Town Council: No objections.

## OFFICER COMMENTS

### Principle of development

There are no 'in principle' objections to the proposed extension. The site is within the Cheadle Town Development Boundary where there is general support for residential developments subject to satisfying other material planning considerations. In this instance matters to consider include design and visual impact, neighbour amenity, development with a designated coal area and parking provision.

### Design and visual impact

No objections to the design of the addition. This is a simple addition which will increase the depth of the first floor gable. Whilst the extension roof ridge height will not be lower, it is considered to be acceptable in this instance due to the majority of the development being located at the rear of the house. The positioning of the house including its close proximity to its neighbours and elevated position, means that the roof slope is not visually intrusive within the street scene. The continuation of the ridge height (in this instance), raises no concerns.

The additional roof slope would be seen from the public domain but would not be sufficiently large enough to have any 'disproportionate' (size) relationship. The application form states that all new bricks and tiles used in the construction of the extension, would match those of the existing house; this is welcomed and contributes towards good design.

There are no concerns in respect of any wider visual impact. The plans show that the extension will sit comfortably against the size and appearance of the existing house. The surrounding area is a well-established residential area where domestic extensions and alterations are not uncommon.

### Neighbour amenity

The only neighbouring dwelling with the likelihood to be affected by the proposal is number 4 Rudyard Way, a detached bungalow also fronting the highway. A site inspection confirmed that there are no windows within the side wall of number 4 and that the extension would not have any overbearing impact upon any of number 4's rear windows. The rear wall of number 4 is set back further than the applicants

resulting in an extension which would sit within a recessed area. The relationship between the two dwellings can be seen from the photographs within the application file (taken by the case officer). The proposed extension is to provide an ensuite, not a principal room.

#### Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

#### Parking

The extension is not proposing the addition of any further bedrooms, therefore the Appendix 2 parking standards do not need to be considered.

### **CONCLUSION / PLANNING BALANCE**

For the above reasons it is recommended that the application is approved.

**OFFICER RECOMMENDATION :** Conditional approval.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 19/8/2021

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**