

DELEGATED DECISION REPORT

SMD/2021/0421
Valid 25/06/2021

BROOK COTTAGE
17 CHEADLE ROAD
KINGSLEY

PROPOSED EXTENSION TO
SIDE TO FORM UTILITY AND
SITTING ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity

DESCRIPTION OF SITE

The application site is a detached split level dwelling surrounded by similar adjacent properties, separated by fencing and hedgerow.

PROPOSAL

Proposed side extension to form a utility and sitting room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14; Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 05/08/2021

Neighbour consultation period ends: 15/07/2021

Press Advert: N/A

Public Comments

N/A

Town / Parish Comments

Kingsley Parish Council – Recommend Approval

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for drainage condition. There is a public 225mm combined sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. Discussions with Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

OFFICER COMMENTS

Principle of Development

Within the larger village development boundary therefore acceptable in principle subject to all other material matters. The policy would support householder development that improves and enlarges a dwelling for their needs subject to an appropriate design that would not harm character and appearance of the area or the amenity of neighbours.

Design

The proposal is to use a cream render finish to match that of the existing dwelling with roof tiles to match those of the existing and the extension will be subordinate to the existing dwelling in that it is single storey. This is a well secluded property in a shallow valley location. The collection of properties here are varied in appearance and style so that the proposal would not be discordant despite its scale and form and the high proportion of glazing in the front elevation, which is not typical of the local vernacular. However, due to the fact that the property is gable end on to the road, the glazed elevation will present itself only to the enclosed garden area of the property and will not be visible from the public domain. The rear elevation which bounds an access drive to neighbouring properties to the rear is more traditional in form. Overall, therefore, whilst the design would not be appropriate in many / most

locations this is so secluded there is no impact on character and appearance of any public realm and accordingly a refusal on design grounds would not be sustainable.

Amenity

The proposal would not be over bearing and would not have an adverse impact on the neighbours which are separated by fencing and mature shrubbery. There are no principal windows within 22m from neighbouring properties. The closest neighbour is 15 Cheadle Road (Ferndale) who have been notified by letter. This neighbour property is some 25m away and at a higher overlooking position. Given that the Councils recommended separation distances of 21m will be exceeded in all cases, coupled with the single storey nature of the proposal and the fact that the glazing overlooks only into the enclosed garden of the host property, the proposal is found to be acceptable in amenity terms and compliant with policy DC1 in this regard.

Highway Safety

The dwelling has off road parking, but there would be no changes to the numbers of bedrooms and no reduction or impact on existing available parking.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval. There is no adverse impact on the character and appearance of the area or the amenity of the neighbours.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 19th Aug 2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council