

DELEGATED DECISION REPORT

SMD/2021/0403
Valid 29/06/2021

1 LITLEY DRIVE
CHEADLE

SINGLE STOREY REAR
EXTENSION TO FORM A
GROUND FLOOR BEDROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

No.1 Litley Drive is a small bungalow within the residential area of Cheadle.

The property has previously extended to the rear which projects 2.8m from the original elevation and features a flat roof. The property also features an integrated garage that is linked with the adjoining neighbour's garage at No. 3. Both garages are original. There is a small garden to the rear and a driveway to the front that can accommodate parking for two cars to the front.

PROPOSAL

Planning permission is sought for a flat roof single storey extension to accommodate a better accessible living accommodation. It will adjoin an existing single storey rear extension to the property.

The single storey extension will have a length of 3.3metres and a width of 4metres. The total height of the extension will be 2.8 metres.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS7 -- Cheadle Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2021/0340	Certificate for proposed use of a Single storey rear extension to form a ground floor bedroom	08/07/21 Refused
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CONSULTATIONS

Publicity

Site Notice expiry date: 06/08/21

Neighbour consultation period ends: 26/07/21

Press Advert: N/A

Public Comments

Neighbour comments	No representative received
Cheadle Town Council Comments	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

Polices SS2 and SS7 seek to focus future growth within the settlement boundary for Cheadle and to strengthen its role as a service centre.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

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 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

The proposed extension will be located to the rear, largely screened by the adjoining neighbour's rear canopy when viewed from Croxen Close. It is considered that the extension will be sympathetic to the modest bungalow as the extension itself is small and sits within the width of the dwelling. Whilst the extension is functional in appearance with little architectural, it will have no impact on the dwelling which already has a similar flat roof extension.

The extension will match materials used on the existing dwelling and immediate neighbours and therefore considered visually acceptable. This application is in accordance with Policy DC1 of the Local plan.

Impact to 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.

It is considered that the extension will have minimal impact to the immediate neighbours. There is a degree of separation to avoid any direct overlooking from the proposed window in the rear elevation due to the 2m high border fencing and there are no side windows to affect both the linked bungalow at No.3 Litley Drive and the adjacent neighbour at 11 Dandillion Avenue. No loss of light will be caused by the extension due to the distance to the properties in Dandillion Ave and the fact that it is located to the north of no.3 Litley Drive, and also due to the separation from the boundary with this property and overall single storey height. .

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking for at least two cars (driveway and garage). The one of the existing bedrooms will be re-located to accommodate an individual with disability. No additional parking provisions is necessary. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

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 : **Approve subject to conditions**

Case Officer: Lisa Li

Recommendation Date: 10/08/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council