

DELEGATED DECISION REPORT

SMD/2021/0350
Valid 30/06/2021

FOUR WINDS MOSS LANE
CHEADLE

**PROPOSED REAR TWO STOREY
EXTENSION INCLUDING SMALL
SINGLE STOREY SIDE
EXTENSION TO FOUR WINDS TO
CREATE EXTENDED
KITCHEN/DINER AND EXTENDED
FIRST FLOOR
BEDROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design and visual impact;
- Neighbour amenity;
- Parking;
- Drainage;
- Coal area.

DESCRIPTION OF SITE

Four Winds is a detached, two-storey, render, stone and tile dwelling sitting within generously sized grounds. There is parking within the site and two vehicular accesses, one connecting to Moss Lane and the other linking with Ashbourne Road. Land levels within the site vary and the dwelling is visible from Ashbourne Road. For the purposes of planning policy consideration, the application site is within the open countryside (not Green Belt) and within a coal (low-risk) development area. There are no nearby Listed Buildings or protected trees which need to be considered.

PROPOSAL

The application is for the erection of a porch and a two-storey and single-storey extension. The porch would lead to the existing hallway and surround an existing door. The main ground floor extension will enlarge the kitchen/dining area whilst the first floor extension will enlarge the third bedroom. The porch would be constructed using brickwork for the plinth, a glazed enclosed frame and tiled, pitched roof. The ground and two-storey extensions will have their outer walls finished in render and tiles to match the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas 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

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

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/08/2021.
Neighbour consultation period ends: 27/7/2021.

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

Cheadle Town Council: No objections.

Severn Trent Water: No objections.

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside, but does not have a Green Belt designation. The application therefore triggers consideration of policy SS10 (Other Rural Areas Strategy) of the Local Plan along with the adopted design SPG and SPD documents. Relevant to this application is the part of policy SS10 which states that there can be support for 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' There are no objections in principle to a domestic extension within this open countryside location, subject to compliance with SS10 and other applicable policies. Other material planning matters to consider include design and visual impact, neighbour amenity, parking, drainage and the fact that the dwelling lies within an identified low-risk coal development area.

Design and visual impact

Since submission of the application the design of the two and single storey extensions have been revised. The initial scheme proposed the use of timber cladding, brickwork and an eaves

intersecting dormer feature. The applicants now propose the use of matching render and have omitted the dormer. Neither the originally proposed materials or dormer matched the appearance of the existing house and would have appeared alien to its existing character. The ground floor lean-to extension has been recessed slightly so that it no longer runs flush with the new two-storey gable; doing this has reduced what would otherwise have been a very wide lower gable.

It is considered that the design amendments and the positioning of the proposed extensions now result in a form of development which sits comfortably alongside the existing house both in terms of proportions and materials.

Neighbour amenity

There are no neighbouring properties close enough to the application site for the proposed development to result in any neighbour amenity harm.

Parking

There is a large parking area within the application site. No part of this proposal would result in the loss of any available parking space. Furthermore, the application does not propose the addition of any more bedrooms so the Appendix 2 parking standards need not be considered.

Drainage

Severn Trent Water have no objections to the application, commenting that 'As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.'

Coal area

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is considered 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.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 23/08/2021.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

