

DELEGATED DECISION REPORT

SMD/2021/0438
Valid 30/06/2021

2 BALA GROVE
CHEADLE

SINGLE STOREY SIDE
EXTENSION AND
ELEVATIONAL ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity
- Street scene

DESCRIPTION OF SITE

An existing modern detached bungalow, in an estate of similar properties, surrounded by other adjacent bungalows. The dwelling occupies a corner plot with entrance in the gable facing Windermere Way. Also off Windermere Way there is a single garage (6m x 3m) and a short drive providing off-street vehicle parking for two vehicles. This is a brick and concrete tile dwelling with stone panel inserts to the front (Bala Grove) elevation.

PROPOSAL

A single storey side extension and elevational alterations to the original dwelling. A new third vehicle pull-in space was initially proposed off Bala Grove but has subsequently been omitted. Amended plans have been received following LPA feedback after the scheme was initially found over-large towards Windermere Way. The amended plans suggest entirely brick to the walling although annotations referring to the use of render remain attached.

To the south of the extension parallel to Windermere Way the proposal would introduce a fenced patio to an area of garden facing Windermere Way. Elevational views of the fence have not been provided and it should be noted that this is not a level site but rises from the road and the drive entrance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS7 Cheadle 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 February 2019

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.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

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

Neighbours – objections from 4 households with addresses on Windermere Way variously concerned due to the proposed extension being over bearing and exceeding 50% of the existing bungalow frontage and side lengths therefore out of proportion, exceeding the building line and restricting views for vehicles exiting Bala Grove and posing a hazard to highway safety.

Town / Parish Comments

Cheadle Town Council – recommend approval with no objections to the proposal.

Staffordshire County Council Highways

No objection – the current 3-bedroom property will remain a 3-bedroom property and the extension will not be detrimental to the existing parking arrangement.

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for drainage condition to be applied. Severn Trent Water advise that there may be a public sewer located within the application site. Although statutory sewer records do not show any public sewers within the area specified.

OFFICER COMMENTS

Principle of Development

The proposal is located within the town development boundary therefore acceptable in principle subject to all other material matters. The amended scheme proposes a reduced side projection which at 3m is comfortably less than the 8m width of the overall existing property when viewed from Bala Grove and would not exceed the length of 50% of the width of the bungalow viewed from Windermere Way. It would not be over bearing for the street scene or neighbour amenity.

Design

In the amended scheme the scale and dimensions are suitably sub-ordinate and the switch to entirely brick is more in-keeping than the earlier proposed part use of render. The scheme also proposes render to cover the stone panel inserts of the original dwelling but it is recommended a condition be attached to retain the original design style in order to remain in-keeping with its immediate neighbour and neighbours on Windermere Way.

Amenity

No privacy issues are associated with the proposed development. The proposal is prominent to the street scene with the extension being in an elevated position on the side of the property and will be seen by adjacent neighbours. The amended proposal reduces the impact on the garden fronted street scene. It would not be overbearing.

The side elevation to Windermere Way would come to c.18m from facing principal windows on Windermere Way (eg no.3) so it is important that this is and remains a blank elevation with no principal windows – a condition to this effect should be attached.

The proposed fence, unspecified in design or height could be erected without planning permission to a height of 1m in this roadside position – treating it as being “adjacent to a highway” and otherwise elsewhere, not exceeding 2m. As the site is already elevated and not overlooked it would be valuable in the interests of the street scene amenities for the fence not to exceed 1.6m and to attach a condition to this effect.

Highway Safety

The current 3-bedroom property will remain a 3-bedroom property and the extension will not be detrimental to the existing parking arrangement.

Although a third parking space off Bala Grove was proposed this is not essential to meet the parking standard at this three bedroom dwelling with its existing two spaces and this aspect of the development has been omitted from the scheme in the revised drawing.

Objections

In response to the points raised: the extension has since been reduced from 4.5m projection across the side garden towards Windermere Way to 3.5m. It has also been reduced in width along the side of the gable from 5.35m to 5.05m in order to avoid 'collision' with a window in the existing gable elevation. Highways have confirmed no safety objection. The 'building line' is variable in the vicinity and the impact is lessened by the 1.5m reduction in projection. The original stone work styling in the front elevation panels is to be retained without application of render.

CONCLUSION / PLANNING BALANCE

In consideration of the amended scheme and all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 25th August 2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council