

DELEGATED DECISION REPORT

SMD/2021/0411
Valid 05/07/2021

DAISY BANK COTTAGES 3
PRINCE GEORGE STREET
CHEADLE

REAR SINGLE STOREY
EXTENSION TO DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage – Cheadle Conservation Area
- Design
- Neighbour Amenity

DESCRIPTION OF SITE

A detached two storey dwelling at 3 Daisy Bank Cottages on Prince George Street, set somewhat apart from neighbours in a mix of older and character properties with and some newer developments. The dwelling is built of traditional brick and tile construction with a painted finish to the rear and side elevations. The site of this proposal comprises an area of garden land at the rear of the original dwelling, but not extending beyond the rear of an earlier extension.

PROPOSAL

A single storey extension to the rear of the dwelling with facing brick to match that of the existing property. Amended plans were received in response to LPA comments – drawing 2105-13-02-D.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS7 Cheadle Area Strategy

DC1 Design Considerations

DC2 The Historic Environment

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; 8 Promoting healthy and safe communities; 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

SMD/1979/1400 – Provision of parking space to front of dwelling

SMD/1994/0868 – two storey extension to dining area with bedroom

CONSULTATIONS

Publicity

Site Notice expiry date: 05/08/2021

Neighbour consultation period ends: 29th July 2021

Press Advert: 11th August 2021

Public Comments

None

Town / Parish Comments

Cheadle Town Council – The council has no objections to this application

SMDC Heritage Conservation Officer

Requests the extension is pushed back slightly off the house gable so that there is a clean break in the building line and matching materials

OFFICER COMMENTS

Principle of Development

The application site is within the Cheadle Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in

favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced. Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

The application building is not a designated heritage asset but it does nonetheless contribute positively to the Conservation Area street scene and public views. Any harm to the building aesthetic would need to be assessed and would be likely to be found to some degree harmful to the Conservation Area character or appearance. Such concerns are much less in the case of the rear elevation of this property in relation to this specific proposal as the scope for noticeable public view is limited. With the amended plans to use brick to match the publicly visible side and front elevations and the inseting relative to the main existing (and original) side elevation and given the restricted public visibility it can reasonably be concluded that there would not be harm to the Conservation Area. As such it is considered that the extension would sustain the heritage asset. There is therefore no requirement to find any counterbalancing public benefit.

The application will not have a detrimental effect on the Conservation Area, as it is very much in keeping with the dwellings in this locality and would sit sympathetically alongside the surrounding dwellings.

Design

The brickwork is to match that of the existing dwelling and plain Staffordshire blue style interlocking tiles on the roof will match reasonably for this set back position with those of the original property. The proposal is subordinate to the existing dwelling and there is minimal impact on character and appearance of the existing property and the area. This application will have traditional details and materials, and the scale of the extension will be smaller than the original rear extension and as such, will be in keeping with the surrounding dwelling.

Amenity

The proposal would not be overbearing and would not have an adverse impact on the neighbours. There would be sliding doors on the south side of the elevation which will overlook the driveway serving Oakwood. With the extension being single storey and as the property stands somewhat apart from its neighbours it will not infringe on their privacy e.g. exceeds 22m to side elevation of 2a Prince George Street which is nearest adjacent to the south.

Highway Safety

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: 02/09/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council