

DELEGATED DECISION REPORT

SMD/2021/0414
Valid 24/06/2021

5 PATCH MEADOW ROAD
CHEADLE

EXTENSIONS AND
ALTERATIONS TO DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits within a cul-de-sac that are made up of bungalows and semi-detached dwellings in the residential area of Biddulph. The site comprises of a relatively small-detached property which features a detached car garage to the far end of the property and a small parked area to the front.

PROPOSAL

Planning permission is sought for a two storey side and rear extension together with an extended porch. The two storey side extension will feature an integral garage on the ground floor and a bedroom on the first floor. It will extend 10m to the rear and will feature a dual pitch to match the host dwelling and projecting gable to the rear.

The porch will extend the full width of the original dwelling.

The extension will use materials that match the existing.

AMENDMENTS

Amended plans were negotiated, and submitted by the Agent due to the scale of the two storey side/rear and proposed porch in the original proposal. The amended proposal seeks a reduction in the height of the porch to be set down line with the neighbour's front porch and also, to set the two storey extension down and setback from the principal elevation. The re-amended plans are the final plans which is to be assessed.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 26/07/21
Neighbour consultation period ends: 21/07/21
Press Advert: N/A

Public Comments

Neighbour comments	None received
Cheadle Town Council	No objection
Staffordshire County Council Highways	No objection subject to condition
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Cheadle. Policies 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 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The two storey extension side will be visible from the street-scene and will add bulk to the host dwelling. The extension would not appear prominent within the immediate area as it would be setback at least 0.6m from the principal elevation and set down

from the original dwelling in a sympathetic way. It has been noted that the extension will sit higher than the immediate bungalow to the west, however, this starkness already exists as there are a mix of housing types within this small stretch of road and there is a good separation distance to read both properties as different with its own character and scale.

The porch will extend the full width of the original dwelling and would sit well with the handed property as the applicant seeks to retain the same height as the neighbour. The additional 0.2m is considered marginal. Therefore, this is visually acceptable.

To the rear, the single storey rear extension will match the handed property's rear extension in length and feature a lean-to which is in keeping with the main roof and overall character of the property. It will not be seen from the street and therefore, the impact will be inconsequential.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

This application is therefore considered to be 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.

The main neighbouring property that this proposal would impact upon is the neighbouring property 6 Patch Meadow, a bungalow that will sit next to the two storey side/ rear extension. There are two windows to the side facing the applicant's property and a door serving a kitchen; one of the windows is obscured glazed.

Given the position of the extension and how the property sits on higher ground than the adjacent neighbour, there will inevitably be an element of overbearing impact to this neighbour. However, as the window serves a non-habitable room which won't be overlooked by any side windows and there being at least 5m from elevation to elevation, the scheme is deemed to have limited impact to the neighbour on this basis, particularly as the application site is off-set to the north east and slightly angled away from the neighbour. This will reduce the potential impact on morning sunlight to these windows.

The handed property at No. 4 will not be affected as the single storey rear extension that will abut the neighbour's single storey rear extension will be the same length thus, it will not infringe on the neighbour's day or sunlight as a result.

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 road parking (driveway and garage to the rear). For a property of 4 or more bedrooms, 3 parking spaces are required. It is demonstrated from the plans that the integral garage can accommodate two cars together with one to the front of driveway. Therefore, it has been demonstrated that 3 vehicles can be parked within the curtilage of the property. County Highways has raised no objection to the amended plans subject to condition ensuring that the garage cannot be converted for living accommodation to meet Staffordshire Moorlands Parking Standards.

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

Case Officer: Lisa Li

Recommendation Date: 15/09/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council