

DELEGATED DECISION REPORT

SMD/2021/0395
Valid 14/07/2021

84 RAKEWAY ROAD
CHEADLE

CONSERVATORY TO REAR
OF PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits at the end of a row of 3 semi-detached dwellings within a small housing estate setback from Rakeway Road. It is located within the settlement boundary of Cheadle. The property itself features a small garden to the front and rear with designated parking to the west of the site. There is also an outbuilding at the far end of the garden which sits on a raised platform. The property and the estate itself backs onto Rakeway Grange Farm.

PROPOSAL

Planning permission is sought for a single storey rear extension. The extension will feature a lean-to roof with large glazing and brick walls. It will extend 4m from the rear elevation and have a width of 3.6m, no further than the utility room window on the ground floor.

Permitted development rights under class A-E have been removed when the estate was granted consent under Ref: SMD/2019/0722 in April 2020.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2019/0722	Erection of 6no. Residential Dwellings	30/04/2020 Approved
SMD/2019/0126	Outline application with some matters reserved for the erection of 6no. dwellings	10/09/2019 Approved

SMD/2016/0764	Outline planning permission (with all matters reserved) for residential development	10/05/2017 Approved
DOC/2020/0084	Discharge of condition 7 relating to SMD/2019/0722	14/12/2020 Discharged
DOC/2020/0059	Discharge of conditions 10,12 and 15 in relation to SMD/2019/0722	06/11/2020 Discharged

CONSULTATIONS

Publicity

Site Notice expiry date: 27/08/21

Neighbour consultation period ends: 6/08/21

Press Advert: N/A

Public Comments

No representatives received

Cheadle Town Comments

No objection

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 SS2 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

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 proposed development is for a typical lean-to extension to provide additional living space to the rear which will not be visible from the street-scene. It is recognised that while the extension will take a considerable amount of space from the small rear garden, it would remain proportionate and sympathetic with the dwelling to appear overbearing especially as it is single storey in build.

The extension will match the materials used on the existing therefore, visually acceptable.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

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 extension will not extend the full width of the rear elevation. When considering the impact to its immediate neighbour at no. 82 Rakeway, the extension has been positioned away from the boundary fence so not to affect the neighbour's kitchen/ dining room. The nearest window to the boundary wall, serving the utility room, could be affected due to the length of the extension but as the window is obscure, it would not be adverse to warrant a refusal on this basis, particularly given the separation from the boundary and the overall single storey height of the proposal .

To the rear and other side of the site, there are no neighbours to be affected in terms of overlooking or privacy.

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 proposal will not increase the number of bedrooms that the property currently offers and therefore, the parking requirements will not be affected. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with 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 condition

Case Officer: Lisa Li

Recommendation Date: 26/08/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

