

DELEGATED DECISION REPORT

SMD/2021/0478
Valid 20/07/2021

31 OAKAMoor ROAD
CHEADLE

**THE DEMOLITION OF AN
EXISTING REAR KITCHEN
EXTENSION, THE ERECTION
OF A NEW REAR KITCHEN
EXTENSION THAT MAKES
BETTER USE OF THE SPACE
AND LIGHT**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a semi-detached, two-storey dwellinghouse constructed of brick. The property has a tiled hipped roof with a forward facing gable. To the front elevation, a porch has been constructed and a single storey garage is attached to both the porch and the front elevation of the dwellinghouse, projecting forward into the front garden. The dwellinghouse is stepped back from the road by a front garden that has been paved to create an off-street parking area. The dwellinghouse is located on a residential street within Cheadle and is surrounded by dwellings on all sides.

PROPOSAL

Full planning permission is sought for the erection of a single storey rear extension. Revised plans have been received to correct a drafting error on the proposed eastern elevation, when compared to the proposed floor plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS7 Cheadle Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1981/0730 Erection of front porch and garage
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 24/08/2021

Neighbour consultation period ends: 10/08/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Cheadle Town Council had no objections to this application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach

that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Cheadle; a 'town' as identified by Local Plan policies SS2 and SS7. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

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.

Paragraph 130 of the NPPF (2021) 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.

The Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

To the rear of the dwellinghouse there is a single storey outrigger that occupies approximately half the width of the rear elevation and has a mono-pitch roof. It is proposed to demolish the outrigger and construct a single storey rear extension. The proposed extension will occupy almost the full width of the dwellinghouse, it will project 4.6 metres from the rear elevation and it will have a pitched roof. The eaves height of the extension will be 1.9 metres and the ridge height will be 4 metres. The extension will be constructed of brick and tile to match the existing dwellinghouse. Bi-fold doors will be positioned in the rear elevation of the extension, providing access onto an existing patio and rear garden. No openings are proposed within either side elevation, but 2no. rooflights are proposed within the western roof slope and 1no. rooflight within the eastern roof slope.

The extension will be subordinate in scale to the original dwellinghouse and will reflect the original dwellinghouse's character and materials. The extension will be to the rear of the property and due to its scale and the proximity of neighbouring properties, it will not be highly visible from the street scene.

It is for these reasons that the proposed development is considered to have an acceptable design and will not adversely affect the character or appearance of the existing dwellinghouse or surrounding area. The proposed extension will therefore comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The properties to the east of the application site front onto Hayles Hall Road and therefore the rear elevations of these properties face the side elevation/rear garden of the application site. The rear elevation of No. 1 Hayles Hall Road is sited 6.7 metres from the side elevation of both the two-storey dwellinghouse and the single storey outrigger at the application site; between 4 and 7 metres less than is outlined within the Space About Dwellings SPG. In addition, a closed boarded fence of approximately two metres in height and a Leylandii hedge of over two metres in height form the boundary treatment between the two properties.

The proposed extension will not extend any closer to No. 1 Hayles Hall Road than the existing single storey outrigger, with the rear section of the extension marginally stepped further away. The proposed extension has been designed with a low eaves height (1.9 metres) and a roof that slopes away from the neighbouring property. The majority of the extension will therefore not be visible above the existing boundary treatment. The proposed extension will be sited almost due west of No. 1 Hayles Hall Road and therefore it is unlikely to result in any loss of sunlight. No windows are proposed within the eastern elevation of the proposed extension facing towards No. 1, just 1no. rooflight that will be at a height so as not to result in any privacy issues.

In respect of No. 1 Hayles Hall Road, the proposed extension will be sited 4 metres less than the 11 metre separation distance outlined within the Space About Dwellings SPG. However, due to the scale of the proposed extension; the existing spacing between the two properties; the height of the existing boundary treatment; the low eaves height of the proposed extension coupled with the extension's roof design; the extension's siting due west of the neighbouring property; and a comparison of what could be undertaken as permitted development, it is considered that the proposed extension will not adversely affect the amenity of No. 1 Hayles Hall Road.

The dwellinghouse to the west of the application site comprises the attached semi-detached property, No. 29 Oakamoor Road. This property has been extended to the rear with a conservatory that has had its roof tiled. A closed boarded fence of approximately 1.5 metres, increasing to 2 metres in height, forms the boundary treatment between the two properties. The neighbour's conservatory has been built with a brick wall to the side facing towards the application site with a row of obscure glazed high level windows positioned above. The proposed extension will extend approximately 0.5 metres further into the rear garden than the neighbour's conservatory. The proposed extension will comply with the 45-degree rule in respect of the conservatory and therefore it will not result in an overbearing affect or a loss of light. 2no. rooflights are proposed in the western roof slope facing towards No. 29 however, due to their siting, they will not affect the neighbouring property's privacy. It is for these reasons that the proposed extension will not adversely affect the amenity of No. 29 Oakamoor Road.

The application site has a very long rear garden and therefore the proposed extension will be sited over 35 metres from the property to the rear, thereby exceeding the separation distance contained in the Space About Dwellings SPG.

It is for these reasons that the proposed extension will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in respect of its impact on neighbouring amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed development will not increase the number of bedrooms at the property, nor will it affect the existing off-street parking area to the front of the dwellinghouse. Sufficient off-street parking is available at the property to comply with the Council's Parking Standards. It is therefore not considered that the proposed extension will have a detrimental effect on highway safety. The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 12/10/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council