

DELEGATED DECISION REPORT

SMD/2021/0581
Valid 02/09/2021

17 MILL GROVE
CHEADLE

**SINGLE STOREY FRONT
EXTENSION, CONVERSION OF
GARAGE TO LIVING
ACCOMMODATION,
DEMOLITION OF EXISTING
REAR CONSERVATORY AND
REAR SINGLE STOREY
EXTENSION AND ERECTION
OF SINGLE STOREY AND 2
STOREY REAR EXTENSIONS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Cheadle and lies to the south-east of the town centre on a modern cul-de-sac development. It comprises a 1950s/1960s style semi-detached dwellinghouse facing the end of Mill Grove cul-de-sac to the east and with the attached neighbouring dwelling to the south side. There is a pedestrian path connecting Churnet Valley Nature Area to Mill Road to the west which runs along the north side boundary of the site separating the site from the backs of houses on Bramley Close. The backs of Mill Road houses lie to the rear of the site to the west. There are also similar houses on the opposite side of the cul-de-sac (to the east) which also face it.

PROPOSAL

This is a householder planning application for a first-floor rear extension over an existing rear utility room projection which would also involve the raising of the existing roof ridge above the current first-floor side extension facing the front boundary resulting in a larger side gable. The roof of the proposed extended part at the rear would be a projecting dual pitch roof with rear gable and a ridge lower than the main roof ridge. Also included is single-storey lean-to rear extension which would span the whole of the original back wall of the house, from the shared side boundary up to the utility room projection and with the rear wall flush with the rear wall of the utility room. The ground floor extended floorspace would accommodate an enlarged kitchen whilst the utility room would be converted into a shower room. The first floor extension would accommodate a large bath/shower room. Also proposed is a front lean to extension in the form of the continuation of the existing

front lean-to projection forming the porch and front of the garage. This would be extended up to the shared side boundary forming a front lean-to projection spanning the whole of the front of the house and which would have the same projection as existing (1.04 metres). The garage would be converted into a second living room/reception room for the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised July 2021)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 3/11/21.

Neighbour consultation period ends: 3/11/21.

Press Advert: N/A.

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

The front extension would respect the scale and form of the dwelling and would not harm its design or appearance and the new front windows would match those already on the primary/front elevation. It could be argued that the raising of the roof ridge above the existing side extension so that it forms part of the main roof ridge would be contrary to the Council's Design Guidance which requires side extensions to be subservient to the main house. However, despite the current lower roof ridge above the side extension, the current extension does not appear subservient to the main house in any case due to the front wall being flush with the existing front wall. At least the proposal would result in a house which appears symmetrical. I consider the design of this part of the extension would not harm the design and appearance of the current house. With regard to the rear additions, the design of the roofs with both enlarged side gable but separate rear-facing gable roof would avoid the side of

the house from appearing too bulky and the addition of a small landing window would also break up the large expanse of brick. The rear extensions would be visible from the public footpath running along the side of the property but only the rear parts and the overall scale, form and design of both the ground floor and first floor additions would respect the form and design of the house. The single-storey part of the rear extension could in any case be added under permitted development without needing planning permission. Overall the proposal would not harm the character and appearance of the area.

With regard to residential amenity, there would be no harmful level of overlooking from the two proposed first-floor windows as one would be a narrow side landing window in the existing side wall and the other would be for a bathroom and would be in excess of 22.0m from the back windows of the Mill Road houses to the rear of the site (in accordance with the Council's Space About Dwellings design guidance) and would allow only overlooking of the Bramley Close back gardens at an obscure angle. However, a condition can be added to secure obscured glazing to those windows to minimise overlooking. The level of overlooking would not be significantly worse from the proposed ground floor windows than in relation to the existing front windows and rear conservatory (which would be removed). Similarly the proposed rear extension would not lead to a significant further loss of light to the neighbouring property than the conservatory and is located to the north of the attached dwellings. The front extension would not break the 45 degree lines measured from the front windows of the attached neighbouring dwelling. The first floor extension and raising of the roof ridge on the existing side extension would not be close enough to neighbouring properties to cause any significant further loss of light. Overall the proposal would not harm the living conditions of the neighbours or residential amenities of the area.

Despite the loss of the garage, there is sufficient on-site parking space for at least three vehicles on the current driveway in accordance with Council parking standards for a house of four or more bedrooms.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 3.11.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council