DELEGATED DECISION REPORT

SMD/2020/0621 **Valid 09/11/2020**	**11 HAWFINCH ROAD** **CHEADLE**	**PROPOSED EXTENSION TO EXISTING DORMER WINDOWS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Drainage
- Coal

DESCRIPTION OF SITE

11 Hawfinch Road is a semi-detached and previously extended, dormer bungalow. The dwelling occupies a very visually prominent location at the corner of Hawfinch Road and Bittern Lane and benefits from front and rear external amenity space. Off-road parking is at the side of the property.

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary and within the boundary of a Coal development high risk area. The property is not within any Conservation Area and there are no protected trees or Listed buildings which need to be considered.

PROPOSAL

To extend the front and rear flat roof dormers to remodel two existing upstairs bedrooms plus the addition of a further bedroom and a separate bathroom. The property is currently a three bedroom dwelling, the proposals would increase this number to four.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS7	Cheadle Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/08455/OLDDC	Conversion of roof space to form two bedrooms. Approved.
84/13296/OLDDC	Rear extension to form dining room. Approved.
85/13833/OLDDC	Extension to form larger kitchen and alterations to existing access. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/12/2020.

Neighbour consultation period ends: 01/12/2020.

Public Comments: No representations received.

Cheadle Town Council: No objections to the application.

Staffordshire County Council Highways: No objections.

Severn Trent Water: No objections and no drainage conditions required.

OFFICER COMMENTS

Principle of development

The application site is located within the Cheadle Town Development Boundary. Cheadle is identified within the adopted Local Plan as one of the 3 towns within the Staffordshire Moorlands District, and as such the provisions of policy SS7 (Cheadle Area Strategy) apply. Support in principle can be given towards developments such as housing, community facilities, employment, service and retaining growth as well as supporting environmental and accessibility proposals. There is policy support for well-designed buildings/structures. Considering the policy provisions, it is clear that there are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. Matters to

consider include design and visual impact, neighbour amenity, highways/parking, drainage arrangements and the fact that the site is within an area identified as being located within a High risk coal area.

Design and visual impact

Policy DC1 sets out that all development should be well designed to reinforce local distinctiveness by positively contributing to and complementing the character of an area, in line with the Councils adopted Design Guide SPD. Among a number of matters, development should be designed taking into account factors such as scale and height.

The application property forms part of a well-established residential area of bungalows, many of which benefit from flat roof, dormer windows within their roof spaces. Whilst the preference is generally for pitched roofs, the flat roof arrangement is very much the character of the area and should be respected. There are no concerns in principle in respect of a flat roof dormer in this area, the objections lie around the size of the proposed dormer development and the materials.

Although the existing dormer protrudes above the ridge line (approved 1980 and prior to current design guidance), it is noted that (apart from the height) the size of the dormer itself in terms of its walls/cheeks, are relatively in proportion with the size of the roof slopes. The dormer cheeks are set well back and away from the eaves and edges of the roof. Following on from the officer site visit, the architect was informed of the councils concerns, the applicants were offered the opportunity to reduce the sizes of both dormers so that the resultant building would not have the appearance of a flat roof, two-storey dwelling. It is noted that some amendments have been made but they are minimal and do not overcome the size concerns. The applicants have confirmed they wish for the Revision C drawing to be the scheme upon which the decision is made. The applicants are aware of the council's concerns and have requested the decision in order for them to appeal the case.

The Revision C scheme is still proposing very large dormer windows which practically consume the front and rear roof slopes and do not have a secondary appearance. All extensions should harmonise with the parent building, an extension should respect the dominance of the original building (Staffordshire Moorlands Design Guide paragraph 5.5). The proposed dormers would visually dominate the dwelling resulting in an appearance similar to a two-storey, flat-roof dwelling. The proposed roof plan shows the extent of the increase in the overall size of the dormers, resulting in a form of development which would dominate the original roof form. From the side elevation (Bittern Lane facing), the dormer would have a minimal recess distance from the edge of the roof slope, increasing the mass of the building and resulting in the loss of character of a dwelling which was initially built as a bungalow. The size of the proposed dormers is out of keeping with closely surrounding developments.

The current dormer is clad with white pvcu; the application form stating that the new dormers would be built using this material (to match). The size of the proposed dormers together with the use of white pvcu cladding, will result in a poorly designed addition which harmfully dominates the existing dwelling and would look out of place within the street scene. Even if the facing materials were changed, the development would still be out of keeping due to its size.

Neighbour amenity

No issues in respect of any surrounding dwellings. There are properties opposite/on the other side of the road. The road and pavements provides a satisfactory separation distance with the majority of these dwellings already having a front dormer developments. There is a dwelling to the rear, number 1 Bittern Lane which is sat at a lower land level than the application site. The application property already has a bedroom window facing in the direction of 1 Bittern

Lane. This window currently serves bedroom number 2 (shown on the plans), which is a principal room for the purposes of planning considerations. The dormer enlargement will see a reduced size window in place of the existing, larger, horizontally proportioned one and the addition of a second window (bedroom 4). Although the plans label the two new rear bedrooms as bedrooms 2 and 4, it is not considered that labelled bedroom 2 would be a principal room. Due to the sizes of the rooms, the bedroom within the front roof slope would be bedroom 2 (bedroom 1 on the ground floor) as this is the second largest bedroom (according to the plans). For these reasons it is noted that there are no rear, principal dormer windows looking in the direction of 1 Bittern Lane.

It is noted that no neighbour representations have been received during the statutory consultation period.

Parking
The Local Plan requires 3 spaces for a 4 bedroom dwelling. There is off-road parking at the side of the house and a detached garage. The surrounding area also offers unrestricted roadside parking opportunities. The County Highways officer has no objections to the application and does not request that any planning conditions are imposed (in the event of an approval).

Drainage
Severn Trent Water have no objections to the application and do not request any drainage conditions (in the event of the application being approved). STW do state that there may be a public sewer located within the application site. Officer note: In the event of permission being approved, it is recommended that informative notes are added to the decision to advise/remind the developer of their responsibilities regarding development close to sewers.

Coal
The application site is located within a part of Cheadle that has been identified as a High Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is refused.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson
Recommendation Date: 23/09/2021.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council