

DELEGATED DECISION REPORT

SMD/2021/0582
Valid 02/09/2021

23 PARAGON CLOSE
CHEADLE

PROPOSED EXTENSION TO
EXISTING DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking provision
- Coal development area.

DESCRIPTION OF SITE

Detached, two-storey, brick and tile dwelling within a built-up and well-established residential area. The dwelling benefits from front and rear gardens and off-road parking space. Boundaries are marked with timber fencing and hedgerows. Residential properties are located to the north, south and east. Land to the rear is open and undeveloped.

For the purposes of planning policy consideration, the application site is within the Cheadle Town Development Boundary and a Coal Development high-risk area. The site is not within any Conservation Area, there are no nearby Listed buildings/structures or protected trees which need to be considered. The site is not within an identified flood zone.

PROPOSAL

A first and two-storey rear extension and first floor side extension to provide a cloak room/WC at ground floor level, an enlarged bathroom and additional bedroom and ensuite at first floor level.

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.

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

SM-78/5230 Change of house types. Approved.

NC-9189 Phase 3 residential development. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.

Public Comments: No comments received within the statutory consultation period.

Cheadle Town Council: No objections to the application.

Staffordshire County Council Highways: No objections subject to conditions.

OFFICER COMMENTS

Principle of development

The site is within the Cheadle Town Development Boundary where there is general support for residential development (policies SS1 and SS7) subject to satisfying other material planning considerations. In this instance matters to consider include design and visual impact, neighbour amenity, parking provision and the fact that the application site is within a high-risk coal development area.

Design and visual impact

There are no objections to the design of the extension, it is set back from the main dwelling frontage and has a slightly lower ridge line; it has a subordinate appearance. The new pitched roof to the rear matches the roof slope angle of the existing house and removes a flat roof extension. Whilst the rear extension is larger, it has an acceptable relationship with the main house. Building materials are brick and tile and whilst the application form does not specify they are to be matching, this can be conditioned accordingly.

There are no wider visual concerns. The extension sits comfortably against the existing house and would not appear out of place/out of keeping within this residential area of differing dwelling designs.

Neighbour amenity

The application site is surrounded on three sides by residential properties. There are open fields to the rear. There are no issues with number 25 Paragon Close (to the north) due to the development being generally on the southern side of number 23 and a good distance away from the shared boundary between numbers 23 and 25. There are no dwellings to rear and no concerns in respect of any impact upon properties across the road.

There are no amenity issues in respect of impact upon the rear windows of number 21 Paragon Close (to the south), as the proposed extension will not sit any further back than the existing single storey, flat roof kitchen and will not be set much further back than the existing rear wall of neighbouring number 21. Number 21 does have a large window within its side wall, at first floor level. A planning history search (SM-78/5230) reveals that the side facing window serves a landing and therefore no principal rooms will be affected.

Parking provision

There is currently parking space within the garage and at the front of the house. The proposed plans show that, once extended, the dwelling would benefit from three bedrooms and a study at first floor level. However, whilst small, the study room could provide bedroom accommodation and should be taken into account for the purposes of calculating required car parking spaces. A four bedroom dwelling would (according to Appendix 2 of the Local Plan) expect to be able to provide three off-road parking spaces within the curtilage of the dwelling. This can be done as the garage is to be retained and the applicants propose to provide two additional spaces at the front of their house. Amended plans have been received showing that the existing dropped crossing is to be widened, that the entire frontage of the dwelling is to be surfaced with permeable paving, that the area would provide 2-3 parking spaces (in addition to the garage) and that there would be a drain for surface water. The County Highways officer is happy with this arrangement and raises no objections to the scheme subject to conditions.

Coal development area.

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

The application is recommended for approval subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 19/11/2021.

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council