

DELEGATED DECISION REPORT

SMD/2021/0559
Valid 25/08/2021

98 LEEK ROAD
CHEADLE

**A SINGLE STOREY REAR
EXTENSION AND FIRST
FLOOR BALCONY AT THE
REAR OF THE HOUSE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the area and the amenity enjoyed by neighbours

DESCRIPTION OF SITE

Detached inter war dwelling set well back from the road behind a long sloping driveway, that falls from the road, and a close boarded gate. The dwelling is of a typical red brick type with hipped roof and brick chimney stack. The dwelling has been extended to the rear with a narrow two storey addition adjacent to a single storey flat roof addition in the corner alcove to the side. Immediately to the rear of the dwelling the garden is flanked each side by the neighbours detached garage to the west and the applicant's own garage to the east.

The plot is narrow but long, with a generous back garden. The plot approaches the corner formed with the junction between Highfield Avenue and Leek Road. This means that the rear of the garden butts up to the side boundary of the dwelling's rear garden behind, while a good section of the applicant's side garden boundary is adjacent to open green belt countryside to the north west.

PROPOSAL

The enlargement to the dwelling consisting of a single storey flat roof addition that would extend 4m from the rear elevation of the existing extensions, across the full width of the dwelling's elevation. To the side a small section would link the interior to the existing adjacent garage.

** ADDENDUM

The proposal has been revised to omit the provision of a balcony on the flat roof of the existing single storey extension, railings would not be installed. Revised plan submitted on the 25th Nov 2021.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Cheadle Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

86/00571/OLD Extension to form two larger bedrooms. Approved.

88/00829/OLD Extension to form kitchen with bathroom above. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 13th Nov 2021

Neighbour consultation period ends: 13th Nov 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheadle Town Council: No Objection

OFFICER COMMENTS

Principle of Development

In the market town of Cheadle, Local Plan Strategy SS7 applies. The strategy provides for householder development to meet the needs of a homeowner, providing it is well designed with a good relationship to the host dwelling, its neighbours, and the character and appearance of the area. Such development must comply with the other policies of the development plan, in particular, the design policy DC1.

Design and Impact on Character and Appearance

The enlargement would essentially be a single storey flat roof rear addition extending 4m from the rear of the detached property, only requiring planning permission because the property has already been extended and the addition would extend from the rear of existing additions. The total projection from the original rear elevation of the dwelling would be just less than 7m. The development would take place within the rather secluded garden plot that is enclosed by the dense mature hedgerow to the boundary at the rear, the flanking garage buildings at each side, and there is no public access or footpath in the open field immediately to the side of the garden.

The flat roof single storey addition would be subordinate and sit comfortably on the rear elevation and not be at odds with the overall design of the original dwelling. The small brick section that would link the addition to the garage would be set well back from the front elevation and would be largely concealed by an original bay window projection from the side elevation. The design of the rear extension does not raise any conflict with the principles of 'good design' enshrined within the Council's design guide DPD or Policy DC1 of the Local Plan, given the presence of the existing flat roofed garage. The development would not affect the character and appearance of the street

scene or wider environs, there would be no harm to the character and appearance of the area.

Amenity

No side windows are proposed that would overlook neighbouring properties. Officers were concerned about potential overlooking from and perception of intrusion from the roof balcony. However this has been omitted, revised plans submitted on 25th Nov 2021, and does not form part of this application

The rear extension would not flank or obstruct neighbour rear outlook or light to neighbouring dwellings on either side, because the plot is already flanked by the outbuildings which would conceal the extension.

Highway Safety

No increase to bedroom numbers or deprivation of parking space involved in the scheme. No issue raised.

CONCLUSION / PLANNING BALANCE

An acceptably designed proposal to enlarge the dwelling with an addition that would be concealed from any public vantage and not affect the character and appearance of the principle street scene. No harm to character and appearance of the area or residential amenity of neighbours because it would be flanked by existing outbuildings. There would be no conflict with the local plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 30/11/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council