

DELEGATED DECISION REPORT

SMD/2021/0633
Valid 05/10/2021

BANK HOUSE MAJORS
BARN
CHEADLE

EXTENSION AND
ALTERATIONS TO DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is located within a small cul-de-sac made up of detached dwellings all mix in character and appearance, in the boundary settlement of Cheadle. It is the last dwelling to the north of the cul-de-sac and runs along side the rear gardens of properties that front onto Ash Tree Hill.

The application site comprises of a detached dwelling constructed of red brick and brown tiles, a small landscaped front garden and off street parking for 3 cars. It features a hipped roof and has previously extended and altered via its single storey rear conservatory and integral garage conversion for additional living space.

Bank House Cottage is part of a cul-de-sac accessed via an unadopted road connected to Majors Barn.

PROPOSAL

Planning permission is sought for the erection of a single storey front extension. The applicant intends to incorporate the existing front projection currently serving as storage space as part of its extended living space to the front. The extension will create a centre hallway, a study and extended lounge.

The extension will extend the full length of the property and project out the same width as the existing single storey extension. It will feature a lean-to roof and matching fenestrations as the existing dwelling.

It will use matching materials used on the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS2 Settlement Hierarchy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 27/10/21

Public Comments

Neighbours	No representatives received
Cheadle Town Council	No objection
Coal Authority	On the exemption list- no objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Cheadle. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre.

Accordingly, the general principle of development is considered to be acceptable subject to other material considerations including design, impact on residential amenity and highway safety.

The proposal is in accordance with Policy SS2 of the Local Plan.

Design and visual impact

Paragraph 127 of the NPPF (2019) 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.

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.

When considering the design and appearance of the extension, the proposed front extension will integrate well with the existing dwelling as it will match the same pitch height, width and roof type as the existing single storey front extension, as well as, use the same materials and fenestrations. There is already a single storey front

extension and therefore, the addition will not appear out of place within the immediate street-scene.

Furthermore, the proposed extension is considered to enhance the appearance as will run along the full width of the dwelling to create a more prominent main entrance in the centre and utilise the space to the front that it currently offers.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned to the side of the existing single storey front extension and will not project beyond the width of this extension to be seen sideways from the immediate neighbour, known as Helena. Therefore, there will be no harm to the overall living conditions of this immediate neighbours

In terms of the neighbours that back onto the side of the application site, the extension has no side facing windows but having so, would only look onto applicant's boundary fence and will be a considerable distance from any direct over-looking into the properties that front Ash Tree; In terms of overshadowing, it will not extend beyond the existing 2 storey gable and therefore no additional loss of light will occur. Therefore, there will be no harm to the overall living conditions of this immediate neighbours

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The proposal would not affect the existing parking provisions on the driveway as the proposed works will not increase the number of bedrooms as a result.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Other matters

The Coal Authority were consulted. They have raised no objections to the proposal and consider the scheme to be on the exemption list.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly,

the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Lisa Li

Recommendation Date: 3/12/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council