

DELEGATED DECISION REPORT

SMD/2021/0650
Valid 11/10/2021

3 DANE GROVE
CHEADLE

**PROPOSED SINGLE STOREY
REAR EXTENSION AND TWO
STOREY FRONT EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal

DESCRIPTION OF SITE

3 Dane Grove is a previously extended, semi-detached, two-storey dwelling. The positioning of the property is slightly unusual in that it is the back of the house which fronts onto the Dane Grove highway. To the rear there is a garage, parking area and conservatory extension. The front of the house faces onto a pathway which provides pedestrian access to the front of other dwellings within the row. At the front of the house there is an ornate boundary wall and a garden.

For the purposes of planning policy consideration, the application site is located within the Cheadle Development Boundary and a Coal development low-risk area. The site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees within the vicinity.

PROPOSAL

A two-storey front and single-storey rear extension to a semi-detached dwelling. At ground floor level the new accommodation would provide an enlarged hallway, WC and the creation of an open-plan kitchen/dining room area. At first floor level the third bedroom would be enlarged. All new tiles and facing brickwork would match those of the existing house.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24th December 2021.
Neighbour consultation period. Expired.

Public Comments

None

Cheadle Town Council: No objections to the application.

Staffordshire County Council Highways: No objections and no recommended condition.

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 low-risk coal development area.

Design and visual impact

There are no objections to the design or proportions of either the front or rear extensions. The front extension is a simply formed, two-storey gable projection. The rear addition is a ground-floor lean-to arrangement which spans almost all the width of the dwelling; there is a small recess from the shared boundary with the attached house which avoids interference with the boundary fence. The application form states that new bricks and tiles would match those of the existing house; this is welcomed and a condition could be added to secure these materials.

The extensions are well-proportioned against the size of the existing house and approval would see the demolition of the existing conservatory. It is recognised that the design guidance prefers not (but does not strictly prevent) to see extensions at the front of houses however it is considered that in this instance, there are circumstances that support the scheme. The front extension is simple in its appearance, it would not result in the character of the existing house being lost, it adds a well-designed feature, ensures that no off-road parking at the rear would be lost and would not have a detrimental impact on the appearance of surrounding dwellings. The front of the house does not face onto a public highway used by vehicular traffic, rather it faces onto a footpath with soft landscaping which in part will screen the extension when viewed from Derwent Drive. Accordingly, it is considered the front extension would not be a highly visible addition in the street scene.

Neighbour amenity

There are no material planning objections to the application in terms of neighbour amenity impact. The application property already has a rear conservatory extension which projects approximately 2.5m from the rear wall. The new extension would project 2.025m from the rear wall which would result in less of an impact upon the nearest windows of the attached dwelling. The new extension would not have any windows within the side wall facing towards number 1 Dane Grove and (in the interests of neighbour amenity) a condition could be used to prevent any window openings being inserted at a later date. A small side facing window would serve a ground floor WC in the two storey front extension facing towards the neighbour, to protect the privacy of this neighbour this window should be obscure glazed, and can be secured by an appropriate condition.

There are no concerns in respect of amenity impact upon number 5 Dane Grove. Neither the single-storey rear nor two-storey front extension will be overbearing or oppressive. Similar to the rear extension, it is recommended that a condition restricts the insertion of any additional side facing windows at first floor level, again in the interests of neighbour amenity and overlooking.

Highways

The application does not propose any additional bedrooms, simply an extension to the third bedroom. The scheme does not trigger consideration of the Local Plan parking standards but it is clear to see that even with the addition of the rear extension, there would still be sufficient off-road parking space to serve a three bedroom dwelling. The County Highways officer has assessed the application and raises no objections to it.

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. 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 approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 24th December 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council