DELEGATED DECISION REPORT

SMD/2021/0747 **Valid 17/11/2021**	**53 NESS GROVE** **CHEADLE**	**SINGLE STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

53 Ness Grove is a detached, dormer bungalow occupying a corner plot of land at the junction of Ness Grove and Turner's Pasture. Land levels within the site are generally flat, there are gardens to the front and rear and space at the side of the house where there is a porch addition. Boundaries are marked by timber fencing and the parking area is on the northern side of the plot, accessed off the Turner's Pasture road.

For the purposes of planning policy consideration, the application property is located within the Cheadle Town Development Boundary and within a Coal Development Low-risk area. The site does not form part of any Conservation Area and does not contain any Listed buildings/structures or protected trees.

PROPOSAL

A single-storey side extension to replace the existing porch. The extension would be finished with facing brickwork to match the existing dwelling and would have a flat roof with (approximately) centrally positioned roof lantern. The extension would provide a dining room and, in addition to the roof lantern, would have windows within the side and rear walls.

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

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About 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
12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/08386 Porch. Approved.

CONSULTATIONS

Publicity

Site Notice: Expired.
Neighbour consultation period ends: 16/12/2021.

Public Comments: One representation of support.

Cheadle Town Council: No objections.

Severn Trent Water: No representations received during the statutory consultation period.

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
The plans detail that the new brickwork and pointing would match that of the existing house, this is welcomed and can be conditioned. Whilst the extension would have a very different appearance to the main house, it is a simply formed addition, the design of which is not unusual and is a modern way of extending a dwelling. The extension would sit within the gable end wall and sufficiently recessed from both the front and rear wall elevations. Whilst the development would be seen from the road, much of it will be masked by the existing timber

boundary fence. There are no objections to the design and visual impact of the proposed structure.

Neighbour amenity
Although there are dwellings within close proximity to the application site, this extension would be at the side of the house which is closest to the road junction. Therefore there are no overbearing, overlooking or blocking of light issues raised.

Parking
The application does not propose any additional bedrooms and nor does the scheme see the loss of any off-road parking space. The scheme does not trigger consideration of the Local Plan parking standards.

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 within the report, there are no objections to this application and conditional approval is recommended.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 10/1/2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council