

DELEGATED DECISION REPORT

SMD/2021/0684
Valid 22/10/2021

647 IVY COTTAGE
CHEADLE ROAD
WETLEY ROCKS

**PROPOSED A SIDE
EXTENSION AND
ALTERATIONS TO EXISTING
SIDE CONSERVATORY, WITH
ASSOCIATED GROUND
WORKS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits within a row of detached cottages along Cheadle Road outside of the village boundary of Wetley Rocks. The dwelling itself is a stone cottage that has previously extended via a single storey side extension together with a side conservatory. Along the front of the property, there is a low-rise sand-stone wall that borders the narrow pavement towards Wetly Rocks. To one side of the property, there are steps that leads to the rear garden which starkly inclines and made up of 3 graduated terrace steps. To the other side, next No.655 Cheadle Road, there is a large driveway that can accommodate at most 2 cars onsite.

For planning purposes, the site is located outside of the defined development boundary with an area of open countryside which is designated as Green Belt and open space.

PROPOSAL

The applicant seeks planning permission for a single storey side extension serving a living room. This will involve the reconfiguration of the retaining wall. The extension will have a width of 3.4m by 4.7m in length and have a pitch height of 3.9m. It will feature a gable roof and comprises of natural stone and Staffordshire blue plain tiles.

To the other side of the property, the applicant also seeks to replace the glazed conservatory for a single storey natural stone extension; this will serve a dinning room. The proposed extension will retain the same footprint. It will feature a hipped-tiled roof which will sit under the eaves of the main dwelling and a large glazed window to the front.

The extensions will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2	Settlement Hierarchy
SS10	Other Rural Areas Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1988/1545	Construction of Vehicular Access	Refused 04/08/88
SMD/2006/0855	Two storey side extension	Refused 28/07/06
SMD/2006/1075	Single storey side extension and side conservatory	Approved 29/11/2006
SMD/2007/1020	Single storey side extension	Approved 24/01/2008

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 16/11/21

Public Comments

Neighbour comments

One neighbour representative received

- Support, cottages along the stretch of the road are keeping up with modern times whilst valuing their important heritage.

Cheddleton Parish Council

No objection

OFFICER COMMENTS

Principle of Development

The application site is located in the Open Countryside and Green Belt to which policy SS10 of the Local Plan (2020) is considered applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (1) of policy SS10 seeks to meet housing requirements and specific need by allowing extensions or additional domestic outbuildings to existing dwellings provided

they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

The principle of the development is therefore considered acceptable as it will comply with policy SS10 of the Local Plan (2020).

Green Belt

Paragraph 145 of the NPPF (2019) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Such exceptions applicable to this application are:

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and

Policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable as the application site is located in the Green Belt. Part (6) of policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy.

The Local Plan Policy permits extensions to existing dwellings provided that they are modest and do not result in disproportionate additions so not to lose the identity of the original dwelling. The Council has a threshold of 30% addition above the original dwelling to be considered modest. The conservatory and single storey side extension were built subsequent to 1945 and therefore, are considered additions to the original dwelling.

In the original scheme, the applicant intended to add a two storey side extension, a timber walkway to the upper rear garden area via an external half glazed door, single storey rear extension together with replacement side extension. Following discussions, it was noted that the rear extension and existing conservatory does not constitute as permitted development; this is on the basis that the excavation to the rear garden embankment by a metre was too extensive and, the proposed side extension (replacing the conservatory) will adjoin an extension that has eaves higher than the original property. This said it was calculated that the percentage increase from the original dwelling of 257 cubic vol against the total increase of the existing and proposed original extensions equated to 60.4% above the original.

From this, a reduced scheme was proposed to reduce the overall volume. The amended scheme would be 44.5% which is over the 30% however on balance, the additional side extension to the side is of an appropriate design that could be done under permitted development and therefore, this volume that would be acceptable. It should be noted that any further additions would be disproportionate.

The proposed development meets the Green Belt Policy requirements.

Design

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. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

With regards to the impact on the character and appearance of the area, the replacement conservatory for a more solid brick structure is deemed to be an appropriate alteration that does not alter the footprint what is already there. This element is deemed appropriate.

The side extension adds considerable mass to the front of the property to what is a modest cottage. However, this element of the proposed development could be done under permitted development. The extension is setback and set in therefore, it does remain subservient to the main dwelling.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

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

Impact to 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 main neighbouring property that this proposal would impact upon is the neighbouring property 645 and 655 Cheadle Road.

It is considered that there will be no harm to the overall living conditions of the immediate neighbour at No.655 as the replacement extension will not increase in footprint and will not set any further closer than the conservatory not to mention, the extension will be solid brick than transparent glass.

The side extension closest to 645 Cheadle Road will sit approx 5m from the wall pf the neighbour's side elevation. The neighbour's property is elevated higher than serves no side windows and screened by shrubs therefore, the neighbour's amenity will also be maintained.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (driveway). The proposed scheme will not increase the current number of bedrooms (2) therefore meets with Staffordshire Moorlands Parking Standards. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

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

Case Officer: Lisa Li

Recommendation Date: 4/03/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council