

DELEGATED DECISION REPORT

SMD/2021/0668
Valid 18/10/2021

CLIFTON THE AVENUE
CHEADLE

PROPOSED TWO STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits next to the Cheadle Preschool in Cheadle. The site comprises of a large detached property with a large driveway that can accommodate at least 2 cars onsite. To side, there is a boundary gate which restricts access to the back garden and side car port. To the rear, there is a modest garden which gently slopes upwards and serves a summer house, shed and outbuilding. The property has previously extended via a two storey rear extension and single storey conservatory.

The noticeable features to the main frontage includes the white render, a single storey hipped bay window and two symmetrical windows on the first floor.

Accessed is taken from a side road that branches off from The Avenue.

PROPOSAL

Planning permission is sought for a two storey rear extension. It will replicate the same apex (gable), height (7.3), width (4m) and length from the rear elevation (4m) as per the existing two storey extension that it will adjoin to. The extension will accommodate a sitting room on the ground floor and an additional bedroom on the first floor.

The extension will use render and match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

87/00957/OLD	Two storey extension to form utility area with bedroom over	Approved 27/11/1987
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CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 9/11/21

Public Comments

Neighbour comments	None
Cheadle Town Council Comments	No objection
Staffordshire County Council Highways	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 Cheadle.

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

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.

The two storey extension will not be seen from the street-scene as it will be located to the rear and therefore, the character and appearance of the area will be maintained. It will feature a lower ridge height as per the existing two storey rear extension that it will replicate both in design and scale which will ensure the host dwelling to remain subservient.

Furthermore, as the extension will utilise the existing footprint that the site currently offers following the removal of the conservatory, this will not compromise the overall bulk of the dwelling. From this, the scheme is deemed visually acceptable.

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

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 nearest property that this extension will affect given the position of the extension is a non-residential property known as the Telephone exchange. To the rear, the application site backs onto the neighbouring properties' gardens at The Avenue.

Due to the locality of the dwelling and marginal intention to utilise the existing footprint up to the first floor, it is considered that there will be no harm to the overall living conditions of the immediate neighbours. It is considered that there will be no privacy issues from immediate neighbours and any direct overlooking from the new window on the first floor will be marginal, particularly as the neighbour's gardens sits 40m from elevation to elevation.

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 and car port). It was demonstrated on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards for a property of 4 bedrooms. As such, the proposal will not have a detrimental impact on the adopted highway. 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: 08/03/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council