

DELEGATED DECISION REPORT

SMD/2022/0096
Valid 18/02/2022

24 PALAISE FOLLY LANE
CHEDDLETON

SINGLE STOREY REAR
EXTENSION TO REPLACE
CONSERVATORY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site comprises of a detached property with a single garage set back from the side of the property. The property has previously extended via single storey rear extension and conservatory that joins onto the extension. It sits within the development boundary of Cheddleton.

PROPOSAL

Planning permission is sought for a replacement of the rear conservatory for a more permanent extension that will tie onto the existing single storey rear extension. The replacement extension will extend out 2.5m and join onto the existing garage. It features a flat roof and will serve a kitchen.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Areas Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 21/03/22

Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Cheddleton Parish Comments	No objection.
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The site is within the town settlement of Cheddleton, where policy SS8 applies. Policy SS8 supports well designed householder development that would meet the needs of a homeowner. As such the principle of development is acceptable, subject to compliance with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Design

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 single storey rear extension will add an additional length of 0.6m beyond the depth of the existing conservatory. The extension will partially join onto the existing garage which ideally would be better being separated however as it is to the rear, it would not be seen from the public street-scene and is a modest build. The replacement will also be an improvement to the conservatory as it will simplify the design of the property to the rear and therefore, would be considered to be visually acceptable. Although the overall depth and design of the extension would not compliment the existing dwelling and would incorporate a flat roof which would not comply with the Councils Design Guide, it would not be highly visible from the street scene, and on this occasion is therefore acceptable.

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 130(f) of the NPPF (2021) 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 replace the conservatory. It is recognised that planning may not have been agreed for the conservatory or single storey rear extension collectively as it projects out more than 3m from the rear elevation nevertheless, the replacement extension will not have an adverse impact to both immediate neighbours at No.22

and No.26 Folly Lane as the side extension has no side facing windows. The extension will improve the privacy of both neighbours. It is noted that there is close boarded fencing along the common boundary with number 26, and driveways serving both application site and the neighbour at number 22. For these reasons it is considered that the extension would will not have an overbearing impact or cause any loss of light.

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

CONCLUSION

Although of a poor design and scale, the proposal would not adversely affect the visual amenity of the street scene or 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: 14/04/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council