

DELEGATED DECISION REPORT

SMD/2022/0140
Valid 22/03/2022

4 BASFORD VIEW
CHEDDLETON
STAFFORDSHIRE
ST13 7HJ

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity
- Drainage
- Parking

DESCRIPTION OF SITE

The application site is 4 Basford View, Cheddleton, a previously extended, two-storey, mid-terrace dwelling. The property benefits from garden area and yard area facing onto the highway serving the terrace. The “rear elevation” is read as the principal elevation to the property – focal entrance into the house, post box, gate, doorbell. If you take the path round to the other side the doors open onto sun terrace and patio areas overlooking the gardens, this is not considered the principal elevation.

There are no significant land level variations within the site. The terrace of dwellings have different floorplan configurations, and some have extension similar to what is proposed. The property is not located within any Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for a single storey extension to accommodate a boot room, WC and utility with a sloping mono-pitched roof. Matching bricks and tiles would be used.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

Staffordshire Moorlands Local Plan (Adopted September 2020) SS1 Development Principles SS8 Larger Villages 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: New Dwellings and Extensions to

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: 9 May 2022

Neighbour re-consultation period ends: 24 May 2022

Public Comments

No representations received during the determination period.

Town / Parish Comments

No representations received during the consultation period.

Staffordshire County Council Highways

No objections and no conditions are requested.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system STW have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies the Cheddleton area as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. The mono-pitch extension would sit on the shared boundary. The amended plan confirms that the massing of the extension does not contravene the 45 degree code and bricks and tiles would match those of the existing house. The addition appears subordinate to the dwelling, the proportions acceptable and the use of matching materials welcomed.

There are no wider visual impacts of the proposal beyond the application site. The amendment handing the positioning of the extension on the site and overall design of the extension is acceptable, and the fact that this is a residential area consisting of dwellings of varying sizes and design, there are no visual impact concerns.

Amenity

The plans have been amended following concerns raised by officers about amenity impact upon the neighbouring property. Originally the extension would have adversely impacted on the amenity of the neighbouring property at 3 Basford View . The kitchen of 3 Basford View only has one window serving the kitchen/diner. The proposed extension along the shared boundary would have significantly contravene the horizontal 45-degree line.

Each of the properties in the terrace are slightly different in terms of windows serving kitchen/dining areas. It is noted that within the terrace the neighbouring extension (3 Basford View) has a similar extension, however it's positioning in relation with 2 Basford View is different. The window closest to the extension at 2 Basford View was not the sole window serving that kitchen, there is a secondary main window. Taking into account that the 45 degree line from the main window was not significantly contravened, the amenity of neighbours (2 Basford View) was not considered to be adversely affected by the extension proposed at 3 Basford View.

Amended plans have amended the proposal by handing the extension to the boundary shared with No1. The closest window to the proposed extension serves a utility/boot room. As this window serves a room that is not listed as a principal window - the amended proposal accord with the aim of the 45-degree code to ensure that there is no obstruction to daylight to principal windows of the adjacent property. For clarification purposes (at the time of writing) the occupants of 1 Basford View have not objected to the scheme.

The scheme as amended is now considered to be acceptable in terms of neighbour amenity impact.

Highway Safety

None

Highway Parking

Approval of this application would not result in the intensification of use of the property. No part of the application will reduce the on-site parking space. The County Highways officer has assessed the application and has no objections.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION: **Approve with conditions**

Case Officer: P. Twigg

Recommendation Date: 31.05.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council