

DELEGATED DECISION REPORT

SMD/2022/0328
Valid 07/06/2022

2 THAMES DRIVE
CHEADLE

SIDE EXTENSION TO FORM
LARGER KITCHEN.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site sits on a corner plot within the residential area of Cheadle. The property fronts Thames Drive and sides with Dart Grove. The site comprises of a semi-detached property that have previously extended via a single storey side extension and rear conservatory. The property is brick-built with red tiles.

PROPOSAL

Planning permission is sought for a single storey side extension to accommodate a larger kitchen. It will replace the existing lean-to for a larger extension that will keep the same width (3.9m) however, will extend out 4m from the side elevation. It will feature a lean-to pitch with two velux roof lights.

The extension will use inter-locking concrete tiles and matching brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS7- Cheadle Area 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: 13/07/22

Neighbour consultation period ends: 7/07/22
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Town / Parish Comments	None received

OFFICER COMMENTS

Principle of Development

The site is within the town settlement of Cheadle, one of the three market towns identified in the Local Plan. Here Local Plan strategy policy SS7 applies. Generally, as part of a strategy to meet housing needs, SS7 supports well designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

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

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 extension will replace the existing lean-to extension. It is considered that the replacement will have minimal impact to the street-scene as it keeps the same design, although larger and will sit within the confines of the site boundary. The bulk of the extension will be screened by the site's boundary fencing. In addition, due to its single storey nature, it will remain subservient and sympathetic.

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 be positioned to the side of the property, adjacent the public highway. There will be no harm to the overall living conditions of the immediate neighbours as the new windows will look towards the private rear garden and existing flat roof garage which is position to the rear of the site. 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 application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. 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: 21/07/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council