

DELEGATED DECISION REPORT

SMD/2022/0319
Valid 10/06/2022

**75 CHEDDLETON PARK
AVENUE, CHEDDLETON,
STAFFORDSHIRE, ST13
7NS**

**SINGLE STOREY SIDE
EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 75 Cheddleton Park Avenue, Cheddleton, a brick and tile, two-storey, detached dwelling sitting within an irregular shaped plot of land. The plot has recently been enlarged to the side with the purchase of land from the developer currently building out a dwelling on the adjacent plot.

Land levels within the site rise from the highway to the rear boundary, however the area where the extension is to be built is flat. Boundaries are marked by timber fencing. To the front of the house the frontage is entirely surfaced and used for parking the occupant's motorhome and vehicles whilst to the rear there is a garden. For the purposes of planning policy consideration, the application site is located within the Cheddleton Development Boundary and a Coal Development Low-risk area. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

To extend the property to the side to create a single garage. Access into the extension will be via a new back door at the rear of the garage. The garage will be a pitch roof single storey extension that would extend from the side elevation of the house filling in the space leaving a 1m pathway around the building to access the garden and bring bins through. The extension will be finished to match the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger villages strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

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: 15 July 2022
Neighbour re-consultation period ends: 11 July 2022

Public Comments

No representations received during the determination period

Cheddleton Parish Comments

No objection.

Staffordshire County Council Highways

No objections and no conditions are requested

Severn Trent Water

No representations received during the consultation period

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 addition appears subordinate to the dwelling, being set back from the front elevation and the proportions are acceptable, with the use of matching materials welcomed.

There are no wider visual impacts of the proposal beyond the application site. The 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 housing development comprises a set number of house types, many have been altered and have slight differences in terms of extensions, garage conversions etc.

The side boundary is screened by timber fencing, screening the addition from the unoccupied neighbouring property that is currently being constructed. The amenity of any future occupant of the neighbouring property is not considered to be adversely affected by this proposed development in terms of loss of light, overlooking or being overbearing.

Highway Safety

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.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION:

Case Officer: P. Twigg

Recommendation Date: 18.07.2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council