

## DELEGATED DECISION REPORT

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**SMD/2022/0200**  
**Valid 17/05/2022**

**8 CARLTON CLOSE**  
**CHEADLE**

**EXTENSION TO PROVIDE  
GROUND FLOOR STUDY, NEW  
ENTRANCE WITH BED 4  
OVER.**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

The impact on the character and appearance of the area.  
The impact on residential amenity.

### DESCRIPTION OF SITE

The site is within the development boundary of Cheadle and lies on a modern housing estate to the south of the town centre. It comprises a two-storey detached brick, render and tile 1970s style dwelling which faces Carlton Close cul-de-sac to the south and is one of a row of dwellings also facing the road. There are further similar dwellings opposite to the south. There are also dwellings to the rear (north).

### PROPOSAL

This is a full householder planning application for a two-storey front and side extension which would “square off” the L-shaped footprint of the house. This would provide the house with a fourth bedroom and on the ground floor, a study. It would have a gable fronted design to match the existing front projection.

Amended plans were received to show the front wall of the extension with a white render finish to match the upper part of the front wall to be extended. This would also be set back slightly from the front wall of the front projection. However, the brick side wall would be extended up level with the existing main front wall of the projection and the brick would be revealed at the front (not covered with the render) matching the detail as existing. This differs with the original plans which showed an entirely brick extension with a front wall flush with the front wall of the front projection. A brick porch with gable fronted design was also added to the plans.

Further amended plans were received on 21.7.22 to show the pitch of the porch roof altered to match the main roof of the house and dimensions for the porch given. These include a width of 2.25m, a depth of 1.75m and a max height to the ridge of 3.35m.

Also shown on the plans but not applied for is the replacement of a rear conservatory with a brick flat-roofed rear extension in the same position. This can be added under permitted development without planning permission.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Staffs Moorlands Local Plan (adopted July 2021)**

DC1 – Design Considerations

### **NPPF (Revised July 2021)**

Sections 12 (Design).

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 7.7.22

Neighbour consultation period ends: 7.7.22

Press Advert: N/A

### **Public Comments**

None.

### **Town / Parish Comments**

No objection.

## **OFFICER COMMENTS**

With regard to the character and appearance of the area, the amended plans show a slight recess from the main front wall to lend the extension a degree of subservience to respect the main dwelling and identify the works as an extension, in accordance with the Council's Design Guide. The choice of render finish also achieves this and is in keeping with the house and other houses on the street which are also a mix of brick and render. The current front elevation also reveals the brick side wall containing the render wall and the extension repeats this detail and harmonises with the particular design of the house. I consider this is preferable to the original scheme which was for an entirely brick extension which would be flush with the brick wall but could lead to difficulties finding an exact match of brick and the new front elevation could appear an awkward arrangement which would not blend in well.

There is an extension of similar form to the one proposed at a similar originally L-shaped dwelling further along the road at No.11, with the only notable difference being a brick finish but also a set-back from the main front wall. The proposed extension would therefore not be out of keeping with the area.

The added porch has an appropriate size, height and form with gable fronted pitched roof (further amended plans raise the roof pitch to the same as the main gable roofs) and a brick finish in keeping with half of the house frontage. This would have a side entrance but this is not out of keeping with the area as the adjacent dwelling to the east also has a porch with side entrance.

With regard to residential amenity, the extension, despite projecting forward of the front wall of the neighbouring house to the east, would not break any 45 degree lines measured from the windows of the neighbouring house and would therefore accord with the Council's Space About Dwellings design guidance. There are also no side windows at the neighbouring house facing the extension and therefore the extension would not lead to any significant loss of light to that property. The only new windows would face the front boundary and would no closer to windows of the house opposite than the existing windows. There would therefore be no loss or privacy affecting neighbouring properties.

There would remain at least three on site parking spaces on the current drive along the side boundary. This accords with the Council parking standards for dwellings with four or more bedrooms.

## **CONCLUSION / PLANNING BALANCE**

The amended proposal would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**

**Recommendation Date: 10.8.22**

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**