

DELEGATED DECISION REPORT

SMD/2022/0368
Valid 06/07/2022

3 FOLD TERRACE
CHEDDLETON

SMALL SINGLE STOREY BAY
EXTENSION TO FRONT
ELEVATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a terraced brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton Ward. The site is within the Cheddleton North Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Fold Terrace. No. 2 Fold Terrace lies to the West of the proposed site and No. 4 Fold Terrace is situated to the East. The Fold Terrace highway which serves the proposed site is to the North.

It is noted that a number of properties within the row have been extended to the front with similar extension; however the established terraced character of the row has been retained.

PROPOSAL

The proposed development comprises of a single storey bay extension, spanning across a section of the principal elevation of the dwelling. The proposed bay extension would allow for a larger lounge area. The proposed front extension would project forward of the principal elevation of the original dwellinghouse by approximately 0.9 metres and have a width of approximately 2.54 metres. The maximum height would be approximately 3.21 metres and the maximum eaves height would be 2.12 metres. Materials used in the construction of the proposed front extension would consist of red / brown facing brickwork, plain tiles and white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 31/08/2022
Neighbour consultation period ends: 12/08/2022
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Cheddleton Parish Council do not object to the proposed works.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that

protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Cheddleton. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Cheddleton, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed development comprises of a single storey bay extension, spanning across a section of the principal elevation of the dwelling. The proposed bay extension would allow for a larger lounge area. The proposed front extension would project forward of the principal elevation of the original dwellinghouse by approximately 0.9 metres and have a width of approximately 2.54 metres. The maximum height would be approximately 3.21 metres and the maximum eaves height would be 2.12 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The proposed bay extension would clearly have a subordinate relationship with the parent dwelling, not being of a dominant size and massing. It would be set down from the maximum ridge height of the existing dwellinghouse and would span across approximately $\frac{3}{4}$ of the principal elevation. Therefore, the proposed bay extension would not compete with the proportions of the host dwellinghouse. The addition of a bay extension as opposed to a full extension across the principal elevation of the dwellinghouse would result in preserving the important focal points of a desirable principal elevation, such as the location of the front door. Retaining these important features would mean that the dwelling would keep its character and therefore, be considered appropriate development in accordance with Policy DC1.

I note that a number of other dwellings along the row of terraces have had similar bay extensions to the principal elevation, including the direct neighbour at No. 4 Fold Terrace. Thus, the proposed bay extension to the principal elevation would not be out of character with the other terraces in the row as there is not a uniform, consistent building line.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. A prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red / brown facing brickwork, plain tiles and white UPVC would be used in the construction of the proposed bay extension. Therefore, the materials are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the existing row of terraces.

It is noted that the boundary of the conservation is located to the north of the application, well away from the proposed extension. As such there would be no impact on the setting of the conservation area.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 2 Fold Terrace to the West and No. 4 Fold Terrace is situated to the East. Therefore, assessment of amenity impact will be required for the direct neighbouring dwellinghouses to the sides of the site.

The proposed single storey bay front extension would be positioned on the Eastern side of the principal elevation, running parallel with the side wall of No. 4 Fold Terrace. The proposed single storey bay extension would be within closer proximity to the adjoining neighbours at No. 4 Fold Terrace, thus amenity impact assessment on this neighbour is paramount. The neighbouring dwellinghouse at No. 4 Fold Terrace already has a lean to front bay extension. Thus, the proposed bay extension would run parallel with the side wall of the extension on the neighbouring dwelling, meaning that the neighbour would not be impacted by this at all. The single storey front bay extension would not protrude much further forward than the existing principal elevation of the neighbour at No. 4 Fold Terrace, reiterating the fact that light amenity could not be impacted due to no breach of the 45 degree rule. Thus, for the reasons above, any significant chance of overshadowing as a consequence of the erection of the proposed extension would be eradicated.

Consideration has been given to whether the proposed front extension might be seen to adversely affect the amenity of the neighbours at No. 2 Fold Terrace. The 45 degree rule has been assessed, between the corner of the proposed bay extension closest to No. 2 and the central point of their closest fenestration, to ensure that light amenity will not be impacted. It has been established that the 45 degree rule would not be breached. The proposed single storey extension would only span across the Eastern section of the principal elevation of the host dwelling. As it is a smaller size and the neighbour at No. 2 is positioned to the West of the site, the extension would be of a substantial enough distance from this neighbour to mean that detrimental light loss would not occur. From this observation, it becomes apparent that the amenity of No. 2 Fold Terrace would not be adversely impacted by the proposed extension.

There would be side windows on the proposed extension which would face both direct neighbouring dwellinghouses at No. 2 and No. 4 Fold Terrace, therefore their privacy amenity could be adversely impacted. As the proposed single storey front extension would run parallel with the West facing side elevation of the adjoining neighbouring dwelling at No. 4 Fold Terrace, the side windows of the two bay windows could cause some overlooking. However, due to the trellis fencing and planting which create the common boundary between the site and this neighbour, overlooking would be mitigated. The front curtilage is completely open between the site and the neighbour at No. 2 Fold Terrace, thus a side window which would face this neighbour would not impact privacy amenity any more than the current situation. Thus, no adverse privacy impact would occur upon either of the neighbours.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for

the number of people inhabiting the dwellinghouse. Although the proposed bay extension would be to the front of the dwelling, there is no available parking within the front curtilage of the dwelling, thus no off road spaces to the front of the dwelling would be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 31/08/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council