

DELEGATED DECISION REPORT

SMD/2022/0280
Valid 25/05/2022

40 The Birches Cheadle
ST10 1EJ

Proposed single storey rear
extension (Householder)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a semi-detached house of typical post war design with gables to the front rear and side elevations. The property is rendered in a dark grey colour to the front and side and is brick to the rear it has uPVC windows of a dark grey colour to the front and white uPVC to the rear.

The property faces The Birches and has a front curtilage laid entirely to paving and bordered with a fence. The rear curtilage is laid to garden with grass and hard surfacing.

PROPOSAL

The proposed addition is a single storey rear extension with a flat roof and lantern. A three pane bi-fold door is proposed to the rear and a three pane window to the side of the addition.

The proposal will deliver reconfigured internal space and will be used as a kitchen diner.

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

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Cheadle Town Council	No objection
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Publicity

Site Notice expiry date: 27 July 2022

Neighbour consultation period ends: 30/06/2022

Public Comments

None

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

Core Strategy (CS) Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that dwellings should be

subordinate to the main dwelling, and respect its existing scale height and visual appearance.

Paragraph 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The form of the development will add single storey addition filling in the L between the rear gable and the back wall of the property. The addition is simple in form, and while a flat roof is often unacceptable, in this case the addition is very small and will not be visible from any public vantage point.

While it is not inset from the gable wall, in this case it will not be apparent from public vantage points and will reflect the substantially larger addition to the neighbouring property which is also not inset.

The proposal will not have an unacceptable impact on the streetscene and will not detract from the character of the building.

It is proposed to deliver the addition in brick to match the rear elevation. The application does not propose window material but these can be conditioned to be white uPVC to match the rear elevation fenestration.

The proposal is not dominant and will be in keeping with the host property and the wider street scene. The proposal is in accord with the design principles, policies SS1 and DC1 of the Core Strategy and the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Glazing on side elevations can cause overlooking, but in this case the neighbouring property is at a sufficient distance and has a lack of windows that will be affected.

The proposal will not cause a loss of light or overlooking to any neighbouring property and therefore the proposal is in accordance with policy.

Highway Safety

Policy T1 of the Core Strategy requires that all development is located and designed where it would not result in any adverse impacts to highway safety and be safely accommodated within the highway network.

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 with conditions

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 6th September 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council