**DELEGATED DECISION REPORT**

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| **SMD/2022/0463**<br>**Valid 16/08/2022** | **120 CHEADLE ROAD**<br>**CHEDDLETON** | **REPLACEMENT OF EXISTING REAR SINGLE STOREY EXTENSION WITH NEW TWO STOREY EXTENSION.**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

- Design
- Amenity
- Highway Safety

**DESCRIPTION OF SITE**

The site comprises a detached 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 Cheadle Road and backs onto the rear curtilage of a dwelling on St Hilda's Avenue. No. 118 Cheadle Road lies to the North of the proposed site and No. 122 Cheadle Road is situated to the South. The rear curtilage of the site adjoins the rear curtilage of No. 1 St Hilda's Avenue to the West. The Cheadle Road highway which serves the proposed site is to the East.

It is noted that a number of properties within the street scene have been extended; however the established character of the street has been retained.

**PROPOSAL**

The proposed development comprises of a two storey rear extension, spanning across the majority of the rear elevation of the dwelling. The two storey rear extension would replace an existing single storey rear extension. The proposed two storey rear extension would allow for a larger kitchen and utility room on the ground floor and two larger bedrooms with ensuite bathrooms on the first storey. A Juliette balcony will be constructed on the external wall of bedroom 1. The proposed extension would project beyond the rear elevation of the original dwellinghouse by approximately 4.0 metres and have a width of approximately 6.46 metres. The maximum height would be approximately 7.24 metres and the maximum eaves height would be 4.74 metres. Materials used in the construction of the proposed rear extension would consist of render, brickwork, tiles and white / grey 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: 11/10/2022
Neighbour consultation period ends: 07/10/2022
Press Advert: N/A

### Public Comments

No public comments have been received.

### Town / Parish Comments

No comments have been received from Cheddleton Parish Council.

## 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**

Paragraph 130 of the NPPF sets out that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to local character including the surrounding built environment. Policy DC1 of the adopted Local Plan 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 (paragraph 5.5). The key to a sensitive approach is to take note of what is there already before preparing the design to work with and not against a buildings character (paragraph 5.1)

The proposed development is a two storey rear extension to the dwellinghouse, replacing an existing single storey rear extension. The proposed two storey rear

extension would allow for a larger kitchen and utility room on the ground floor and two larger bedrooms with ensuite bathrooms on the first storey. A Juliette balcony will be constructed on the external wall of bedroom 1. The proposed extension would project beyond the rear elevation of the original dwellinghouse by approximately 4.0 metres and have a width of approximately 6.46 metres. The maximum height would be approximately 7.24 metres and the maximum eaves height would be 4.74 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.

Although the proposed extension would add a two storey element to the West facing rear elevation of the dwelling, it would reflect the style of the existing building in terms of the roof course to complement the roof course of the dwellinghouse. The eaves and maximum height of the proposed rear extension would match the eaves and maximum heights of the host dwelling rather than it being subordinate to the host dwelling, which is not in line with the Staffordshire Moorlands Design Guide SPD. However in this instance, the rear extension is not largely visible from the wider street scene, therefore it is irregularly viewed as acceptable. As it would be to the rear of the dwellinghouse, the rear two-storey extension would be clearly set back from the principal elevation of the dwellinghouse, showing how it would have a subordinate relationship with the parent dwelling in this sense.

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. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Render, brickwork, tiles and white / grey uPVC would be used in the construction of the proposed extension. Therefore, the materials which would be used 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 distinctive character of the original estate which has been largely retained.

The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

**Amenity**

Paragraph 127 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. 118 Cheadle Road to the North and No. 122 Cheadle Road to the South. The rear curtilage of the site adjoins the rear curtilage of

No. 1 St Hilda's Avenue to the West. Thus, it becomes important to assess whether the amenity of these neighbours would be compromised. Therefore, amenity impact assessment is essential on the neighbouring properties to the North, South and West of the application site.

I note that the site comprises a detached dwellinghouse amongst a spacious plot, meaning that there is a substantial amount of distance between the site and the neighbouring dwelling at No. 118 Cheadle Road. Therefore, any potential light loss which could occur for No. 118 as a result of the proposed two storey rear extension would be mitigated. Thus, the neighbours at No. 118 would not be adversely impacted by the proposed extension. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 118 Cheadle Road could be caused by the addition of the proposed two storey side extension in the later hours of the day. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 118 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. From this observation, it becomes apparent that the light amenity of No. 118 Cheadle Road would not be adversely impacted by the proposed extension.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on No. 122 Cheadle Road, it has been established that the proposed extension would not create loss of light amenity into the garden or any windows of the neighbour. The neighbouring dwelling at No. 122 extends beyond the rear wall of the application site by a substantial amount. Therefore, as the addition of the proposed two storey extension would not extend outwards as far as the rear wall of this neighbour, the only elevation of the neighbouring dwelling which could be impacted is the side elevation. The side elevation of the neighbouring dwelling at No. 122 is a largely blank brick wall, incorporating just one small side window. The Council would not seek to protect this window, as it is clearly not a habitable window. Furthermore, as the site comprises a detached dwelling amongst a spacious plot, it is considered that there would be enough distance between the proposed two storey rear extension and this neighbour to mitigate any potential overshadowing impact which could have occurred.

There would be no side windows on the elevation of the proposed extension facing No. 122 Cheadle Road, therefore privacy amenity of this neighbour would not be impacted at all in this sense. Although there would be a ground floor window on the side of the proposed extension facing No. 118, it has been noted that the window would face onto a largely blank brick wall with 4 obscure glazed windows. Additionally, the common boundary treatment in the form of fencing and planting would aid in reducing privacy impact. Furthermore, although the proposed Juliette balcony would face towards the neighbours at No. 1 St Hilda's Avenue, thus providing scope for overlooking, the distance between the site and this neighbour would mean that no detrimental privacy impact would occur. Thus, no adverse privacy impact would occur upon either of the neighbours.

The rear curtilage of the site adjoins the curtilage of No. 1 St Hilda's Avenue to the West, therefore it is important to assess the amenity impact on these residents. Although the proposed extension would be two storey and the East to West sunlight

trajectory could result in overshadowing during the morning, it would be built approximately 20.44 metres from the common boundary between these two dwellings. Thus no amenity impact will occur due to the large distance between the proposed extension and the neighbouring dwelling at No. 1 St Hilda's Avenue.

**Highway Safety**

Paragraph 102 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, instead it would increase the size of two existing bedrooms. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would be a rear extension, the available off road parking to the front and side curtilage of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extensions and alterations 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: APPROVAL**

**Case Officer: Hannah Hollins**
**Recommendation Date: 11/10/2022**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**