

DELEGATED DECISION REPORT

**SMD/2022/0468
VALID 20/10/2022**

**15, BANK STREET,
CHEADLE,
STAFFORDSHIRE, ST10
1NR**

**DEMOLITION OF REAR
SINGLE STOREY EXTENSION
AND CONSTRUCTION OF A
NEW SINGLE STOREY
EXTENSION (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- Principle of Development
- Design Considerations (including impact on Heritage Assets)
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement of Cheadle as defined by the Local Plan policies map. The site relates to a two storey terraced dwelling which is located on the southern side of Bank Street. The dwelling has a two storey outrigger to the rear with single storey rear extension projecting beyond this. The rear of the property can be accessed by a side alley. The site has no off street parking. Private amenity space is located to the rear. The site lies within the Cheadle Conservation Area.

PROPOSAL

This application proposes the construction of a single storey rear extension. The proposals include the removal of the existing single storey rear extension with lean to roof. The proposals would have a dual pitched roof and would project by 3.6m, at a width of 3.7m. Height to eaves would be 2.4m, with a height to ridge of 4m. The extension would provide for an extended kitchen.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Space About Dwellings
Design Principles
Staffordshire Moorlands Design Guide (2018)
Cheadle Conservation Area Character Appraisal

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 13/12/22
Neighbour consultation period ends: 07/12/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Conservation Officer

No objection. No comments

OFFICER COMMENTS

Principle of Development

The application proposes the construction of a single storey rear extension to a terraced property which is located within the settlement of Cheadle. Policy SS7 seeks to expand the role of Cheadle as a significant service centre and market town. The principle of the proposed development within a designated service centre considered acceptable.

The main considerations are therefore whether the development is of an appropriate design, would result in any amenity issues, and give rise to any highway safety concerns.

Design Considerations (including impact on Heritage Assets)

Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should *“be of a high quality and add value to the local area”* and *“be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance”*.

Policy DC2 states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance.

The Staffordshire Moorlands Design Guide SPD, at 5.5, states that extensions should harmonise with the parent building. Extensions should respect the dominance of the host property and be subordinate to it by setting the extension back and keeping the eaves and ridge lower than the parent building.

The Design Principles for Development SPG provides further design guidance on extensions (pages 2.4 to 2.8). This states that extensions should be subordinate to the existing building, and that the size and shape of the extension should respect the height and proportions of the existing house. The SPG confirms that the ridge height should be lower than existing, and certainly no higher. The SPG advises that side extensions should be set back.

The application proposals relate to a single storey extension to the rear of an existing terraced property. The proposals would replace an existing lean to extension with a dual pitched extension. The proposed rear siting, within a terrace, would mean that views from public vantage points would be limited, although the extension would be visible from private areas. The single storey nature of the development is such that it would appear subservient to the host property and would not represent a dominant or incongruous addition to the host dwelling.

It is noted that the extension would be slightly wider than the existing two storey outrigger, however this is unlikely to cause such harm to the dwelling to warrant resisting the proposals.

The design of the roof reflects that of the two storey outrigger, and therefore represents an enhancement to the heritage asset when compared to the existing extension, while the use of materials to match is an appropriate design approach.

No concerns have been raised by the Conservation Officer with regard to the proposals, and as such it is not considered that the development would impact upon its significance, or overall character and appearance of the area. As such the development would enhance the significance of the heritage asset.

Amenity

Policy DC1 requires development to *“protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution”*.

The application site is a mid-terraced property and as such the dwellings are tightly knit. The adjacent dwellings also have similar two storey outriggers.

The proposal includes the removal of the existing rear extension and its replacement with an extension which would project by a further 1.5m, a total of 3.6m from the two storey outrigger. The existing lean-to design would change to a dual pitched roof, and as such the overall height of the extension would increase above the height of the existing lean to.

While there would be additional built form visible from the side windows of No.17, it is not considered that the outlook from this property would be unduly compromised. The rear facing window is already affected by the existing two storey outrigger of the application dwelling. Due to a change in roof design compared to existing, the extension would include eaves adjacent to the boundary of No.17, with the roof sloping away. There would be a reduction in brickwork closer to that window due to this change, albeit the extension is larger in projection.

Again with No. 13, the 45 degree horizontal from the rear facing window is already breached by the existing 2 storey outrigger, while the change in roof design is also noted. In this instance, the extension would be brought slightly closer to that rear facing window. The extension would be clear of the 45degree horizontal.

On balance, it is not considered that the proposals would result in an adverse loss of amenity for adjoining properties over the existing site condition.

An acceptable level of private amenity space to serve the dwelling would be retained.

Highway Safety

While the site does not benefit from any off street parking, the proposed development would not result in an uplift in bedrooms and as such no greater pressure for on street parking would arise. The impact in this regard would be neutral and does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 14/12/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council