

DELEGATED DECISION REPORT

SMD/2022/0492
Valid 01/09/2022

10 ULLSWATER DRIVE
CHEADLE

**PROPOSED TWO STOREY SIDE
EXTENSION TO THE HOUSE AND
A REPLACEMENT GARAGE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal area

DESCRIPTION OF SITE

The application site is number 10 Ullswater Drive Cheadle, a two-storey, semi-detached dwelling. The principal elevation of the house is south facing whilst the majority of the garden area is to the north. The dwelling occupies a corner plot and is visually prominent within the street scene. Boundaries are marked by hedgerows and fencing. There is off-road parking on the northern side of the plot, parallel with the drive belonging to number 1 Windermere Way. Within the application site, the dwelling and front and rear gardens are pretty much on level land. The drive and outbuilding (on the northern side) are raised and on a par with the level of 1 Windermere Way.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary and is identified as forming part of a low-risk coal development area. The site does not sit within any Conservation Area and there are no protected trees or listed buildings/structures which need considering.

PROPOSAL

A two-storey side extension, ground-floor front porch, single storey rear extension and a replacement single garage. The house extensions would be constructed using matching bricks and tiles. The porch would sit roughly central of the principal elevation. The side extension would allow the formation of a large, open-plan kitchen/family/living room area, a utility room and a shower. At first floor level there would be a further 2 bedrooms and an en-suite. The replacement garage (rear of the site, at the end of the existing drive) would be a pitched roof structure and be constructed using blockwork, timber frame, concrete tiles, timber barge boards and partial painted render finish.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1

Development Principles

SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14/10/2022.
Neighbour consultation period. Expired.

Public Comments: One letter of support making the following comments;

- Extension will cause no problems;
- Garage would improve the neighbourhood;
- Improve the value of the area;
- Will allow the family to remain in the area.

Cheadle Town Council: No objections.

Severn Trent Water: No objections lodged. Offer the following comments;

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

- 100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
- 300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
- Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewerpipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter.

Staffordshire County Council Highways: No objections subject to conditions.

OFFICER COMMENTS

Principle of Development

10 Ullswater Drive sits within the Cheadle Town Development Boundary. Local Plan policy SS7 supports many types of development proposals within the area ranging from residential, employment, retail and environmental schemes. This is a very simple application for a domestic development. There are no 'in principle' objections subject to material planning considerations being satisfied.

Design and visual impact

The scheme has been amended since submission of the initial plans. The side extension has now been set back from the principal elevation at both ground and first floor levels, the ridge line has been lowered and as a result there is a break in the front facing roof slope. An existing brick column/quoin at the corner of the house will act as a visual break between the existing principal wall and the front wall of the extension, as well as the added bonus of the front wall being slightly recessed. These design amendments result in the side extension having a subordinate appearance when viewed from the front of the property. The front porch adds a welcome feature on the principal elevation and does not raise any design or visual impact concerns. Alterations to the rear elevation are uncomplicated and do not have an harmful impact upon the appearance of the house at the rear. The rear extensions do look quite sizeable due to the amount of proposed new brickwork, however the floor plans show only a proposed 1.46m extension beyond the original rear wall of the house, which is not excessive. The dwelling forms part of a well-established residential area and the proposed alterations/extensions do not appear out of character with surrounding development.

The proposed garage design is different in that it is not a standard brick/stone structure. The curving of the timber, the use of recessed stonework panels, shaped window frames and mix of render and blockwork, combine to form an unusual style of building. There are no objections to the appearance of the garage in its own right. Whilst the building is unusual, it is not poorly designed and, together with the circular door of the garden storage area, it will add a visually interesting feature to the rear garden area. The building will be visible from the street and some surrounding dwellings, however this is not a cause for concern. The area is not uniform in its appearance, therefore it is not felt that the addition of the garage would cause undue visual impact harm.

Neighbour amenity

Due to its corner plot location, the house extensions will not result in any adverse neighbour amenity impact. The garage would be sat at a slightly lower level than its nearest neighbour

at 1 Windermere Way. Number 1 is a detached bungalow and has only obscure glazed windows within its side wall, the new garage will not have any overbearing/visual impact relationship with any principal windows. The proposed single storey rear extension would be positioned 2.7m from the common boundary with the adjoining semi. This boundary is formed by a close boarded fence and there would be no breach of the 45 degree line from the centre of the neighbours rear windows. No harm to the amenity of the adjoining semi.

Highways

During the initial assessment it was identified that an additional parking space was required in order to comply with the Local Plan standard of 3 spaces for a 5 bedroom dwelling. The existing drive at the back of the property can provide 2 spaces and amended plans now show provision of a third at the front of the house. The County Highways officer has no objections to the application and recommends a condition to secure the additional space prior to first use of the proposed additional accommodation.

Coal area

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 16/12/2022.

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council