**DELEGATED DECISION REPORT**

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| **SMD/2022/0611**<br>**Valid 11/11/2022** | **26 ST EDWARDS ROAD CHEDDLETON** | **EXTENSION AND ALTERATIONS TO DWELLING.**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

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

**DESCRIPTION OF SITE**

The application site is 26 St Edwards Road Cheddleton, a two-storey, semi-detached dwelling, occupying a visually prominent roadside location. The dwelling has previously benefitted from a single-storey front extension and a single-storey side extension. Off-road parking is at the front of the house and there is a garden and patio area to the rear. Land levels at the rear of the house are relatively flat however the property is higher in level than its neighbour to the north (number 24 St. Edward's Road) and is elevated from the highway at the front. Boundaries are marked by fencing and blockwork.

For the purposes of planning policy consideration, the application site is located within the Cheddleton Development Boundary and is within a low-risk coal development area. The site is not located within a Conservation Area, there are no listed buildings/structures, nor protected trees which need to be considered.

**PROPOSAL**

A ground floor rear extension to provide a dining room and a two-storey side extension to enlarge the existing ground floor area with storage and a third bedroom upstairs. The existing third bedroom would be converted into an en-suite. The plans show that all new bricks, render and tiles would match those of the existing house.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

<u>Staffordshire Moorlands Local Plan</u>

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| SS1 | Development Principles |
| SS8 | Larger Villages Areas 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
12. Achieving well-designed places

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

13/00777/FUL Erection of Single Storey extension to front of dwelling. Approved.

**CONSULTATIONS**

Publicity

Site Notice expiry date: 13th January 2023.
Neighbour consultation period ends: 12.12.2023

Public Comments: None received during the statutory consultation period.

Cheddleton Parish Council: No objections.

Staffordshire County Council Highways: No objections and no recommended conditions.

**OFFICER COMMENTS**

Principle of Development
For the purposes of planning policy consideration, the application site is located within the Development Boundary of Cheddleton. Cheddleton is identified as a 'Larger village' within the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections in relation to policy SS8, there are other material planning matters to consider.

Design and visual impact
The proposed plans have been amended since submission of the application to include the recessing of the front wall from that of the existing house and also the inclusion of a break in the roof slope and a lowered ridgeline. These amendments are welcomed and improve the design of the extension and its relationship with the existing house. The scheme complies with design guidance as it proposes an addition which is subordinate in size to the existing house,

all new window and door openings are proportionately sized and the proposed use of matching materials is welcomed. It is perhaps a little unusual to have 2 pedestrian doors at the front of a semi-detached house however this arrangement already exists and in any case it remains clear as to which entrance is the principal one.

There are no concerns in terms of any wider visual impact. The side extension will be visually prominent within the street scene but this is a developed, residential area where the dwellings do not have a uniform appearance and there are many examples of extensions/alterations within the vicinity.

Neighbour amenity

The application raises no neighbour amenity concerns. The proposed rear extension would be positioned alongside the existing rear extension of the attached dwelling (number 28 St. Edward's Road) and would not have any adverse impact upon any principal windows. In respect of number 26 (to the north) the two-storey side extension would be viewed from the neighbour's grounds however it would not have any adverse amenity impact upon any principal windows. The site photographs show the neighbouring property as having an attached garage and a conservatory-type, lean-to roof at the back of the garage structure, there are no principal windows at ground floor level which would be impacted upon. The proposed extension will not project beyond the existing rear wall of the house. There are two upper-floor windows within the gable end of number 26. One of the windows is fitted with frosted glass and whilst the other is clear glazed it appears to serve a landing area; the neighbour's house is a handed version of the applicant's property. It is noted that no third party/neighbour objections have been received.

Coal

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.

Highways

The County Highways officer has assessed the application and comments that although the extension will encroach slightly into the parking area at the front of the house, there is still sufficient space to accommodate space for two vehicles (as required by the Local Plan standards). The Highways officer confirms no objections to the application and has not requested any conditions in the event of permission being approved.

**CONCLUSION / PLANNING BALANCE**

For the reasons outlined above it is recommended that the application is approved subject to conditions and advisory notes.

**OFFICER RECOMMENDATION :** Conditional approval.

**Case Officer:** Lisa Jackson
**Recommendation Date:** 16.01.2023

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**