

DELEGATED DECISION REPORT

SMD/2022/0601
Valid 18/11/2022

1 WINRUSH HAREWOOD
CLOSE
CHEADLE

EXTENSIONS TO THE SIDE AND
REAR OF AN EXISTING
DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 1 Harewood Close Cheadle, a detached property sitting within generously sized grounds and accessed via a track directly linking to Leek Road. The property sits at an elevated location with its principal elevation facing towards the north-east. There are dwellings to the front and rear of the site. At the time of the site visit the dwelling was vacant and undergoing renovations.

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

PROPOSAL

Single-storey side and rear extensions and internal remodelling of existing accommodation to provide the dwelling with four bedrooms, ensuite, bathroom, open-plan kitchen/living/dining room and lower ground floor utility room and garage.

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: 1st February 2023.
Neighbour consultation period. Expired

Public Comments: No representations received during the statutory consultation period.

Cheadle Town Council: No objections or comments in respect of this application.

Severn Trent Water: No objections raised. Severn Trent Water state that '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.'

Highways: No objections and no recommended conditions

OFFICER COMMENTS

Principle of Development

The application site 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

Since submission of the application, an amended proposal has been received which sets the side extension back from the front elevation, reduces the ridge height and creates a break in the roof slope; this allows a secondary/subordinate appearance which is supported by adopted

design guidance. There are no concerns regarding the size/scale of the rear additions. Whilst the central rear extension is large, it is sat between the other two rear gable additions which mask much of it from any side views.

The window and door arrangements on the principal elevation would change, however the current window/door arrangement is not of any particularly special character, therefore the rearrangement is not considered problematic.

The plans do not make specific reference to proposed building materials but the application form states matching brickwork, horizontal larch cladding to the rear extension and matching concrete interlocking tiles. The small areas of flat roof on the rear elevation would be constructed using single-ply membrane. The Staffordshire Moorlands Design Guide states that there is no tradition of timber boarding in the Moorlands. There is no timber on the existing dwelling and the use of this type of cladding is considered to be inappropriate. However, a condition can be imposed requiring the use of matching brickwork. The side extension would be the most visible part of the development and this would be constructed using matching bricks and tiles. Flat roofs aren't generally considered to be good design but in this case the flat roof would be located at the back of the house and would only be two small areas linking (and being enclosed by) the rear projecting triple gables.

For the above reasons, and subject to conditions, it is concluded the design/size/proposed materials are acceptable.

Neighbour amenity

The application raises no neighbour amenity concerns as there are significant separation distances between the application property and its nearest neighbours. It is noted that no neighbour consultation responses have been received.

Highways

The Highways officer has no objection to the application. It is noted that once extended, the dwelling would have a total of 4 bedrooms with Local Plan standards requiring 3 off-road parking spaces. Whilst the Highways officer's comments about the plans not showing any marked parking spaces within the curtilage are noted, it is clear from the proposed Block Plan that there is enough space to accommodate this standard. The Highways officer does not request any conditions.

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.

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: 7th March 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council