

DELEGATED DECISION REPORT

**SMD/2022/0623
VALID 15/02/23**

**110, QUEEN STREET,
CHEADLE,
STAFFORDSHIRE, ST10
1BW**

**TWO STOREY EXTENSION AT
SIDE OF DWELLING (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **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 semi-detached dwelling which is located within a predominantly residential area. The site has off street parking to the front and private amenity space to the rear. The dwelling is part render part bricked, with a hipped roof and has a single storey lean-to extension to the rear.

PROPOSAL

This application proposes the construction of a two storey side extension. The extension would include a hipped roof and be constructed from brick and tile. The extension would provide a store at ground floor level with an extended bedroom 3 and en-suite at first floor level.

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)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 06/04/23

Neighbour consultation period ends: 21/03/23

Press Advert: N/A

Public Comments

None received

Cheadle Town Comments

No objections, however made an observation in terms of light reduction to the neighbouring property.

SCC Highways

No objections

OFFICER COMMENTS

Principle of Development

The application proposes the construction of a two-storey side extension to a semi-detached 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

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”.

The Staffordshire Moorlands Design Guide SPD, at paragraph 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 two storey side extension. The extension would include a modest set back and reduced ridge height. The proposed set back and step down is not significant, although in light of the modest width of the proposed extension is considered to be sufficient to ensure that the proposals would appear subservient to the host dwelling, with the original dwelling remaining the dominant element.

The design of the proposed extension is sympathetic to the host property with a roof design which replicates the pitch and form of the existing dwelling. The use of brick to match the existing would also be appropriate. Furthermore, it is not considered that the proposed extension, given its modest proportions and subservience, would unbalance the semi-detached pairing.

The proposed extension would fill the gap between the existing dwelling and the site boundary with No.108. No.108 is undeveloped at first floor level to its side and is positioned on higher ground level than the application site. As such the proposed development would not result in a terracing effect. Should a proposal be submitted for a two storey side extension No.108, then that proposal would be judged on its merits based on its design, with regard to whether terracing would occur.

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 proposed extension would be sited wholly to the side of the dwelling and would not project beyond the front and rear building lines. The proposal therefore would not affect front or rear principal windows to habitable room. There are first floor openings within the side elevation of No.108, one of which is obscured glazed, while the other is narrow and likely to serve a landing (based on the application sites internal layout). As these do not serve habitable rooms, it is considered that the proposals would not have an adverse impact on living conditions through loss of light.

The siting of the extension, as discussed above, is such that there would be no overshadowing or overbearing on private amenity spaces. A new principal opening, serving bedroom 3, is proposed at first floor level which would face directly over the existing garden space of the application dwelling. While views into adjacent gardens would arise from this window, the impact on amenity is not considered to be significant to detrimentally affect neighbouring amenity.

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

Highway Safety

The proposed development does not result in an uplift in bedrooms at the property. There would be sufficient off street parking retained to the front of the dwelling to serve the property. No objections have been raised by SCC Highways in this regard.

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: 06/04/23

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council