DELEGATED DECISION REPORT

SMD/2023/0152 **Valid 28/03/2023**	**20 CECILLY GROVE** **CHEADLE**	**SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Principle of development;
Design and visual impact;
Neighbour amenity.

DESCRIPTION OF SITE
The application site is number 20 Cecilly Grove, Cheadle. A recently built semi-detached house in a development of similar houses occupying a location in suburban Cheadle. The application site has off-road parking facilities and has an amenity area to the rear.

PROPOSAL
Planning permission is sought for the erection of a single storey flat roofed rear extension to the property. The extension will extend from the rear of the house by 3.8m and be 8.7m wide (whole width of the house) and 2.8m high.

The plans indicate that the extension is to be used as a utility room/ family room.

For the purposes of planning policy consideration, the application site is located within the town of Cheadle, it is not within a Conservation Area and there are no Listed Buildings within the vicinity.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS7 Cheadle Area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations

National Planning Policy Framework

Supplementary Planning Guidance
- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
- Carparking Standards.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/ 0080 Application for a very similar extension at No 19. Not determined yet.

CONSULTATIONS

Publicity

Site Notice expiry date: 1 May 2023.
Neighbour consultation period ends: 25 April 2023

Public Comments

No comments received from Neighbours (4/5).

Consultation responses

SCC Highway
No objection. No conditions requested.

Severn Trent Water
Requested informative

OFFICER COMMENTS

Principle of Development

As the application site is located within the town of Cheadle there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are design, visual impact, neighbour amenity and parking.

Design / visual impact

The applicants have proposed an extension to the rear. The single storey rear extension has a flat roof. The proposed extension clearly has a subordinate relationship with the main part of the dwelling thus complying with the council's design guidance for domestic extensions.

Flat roofed extensions on the rear of houses are a common addition to houses although in design terms would not meet the Council Design Guide. However, it is proposed to be located at the rear and it is screened from the road at the side of no19 by a tall wall. The extension would appear not to cause significant harm to the character of the house or the street scene.

For these reasons it is considered that the design of the proposed extension is acceptable. Furthermore, the applicants are proposing to build the extension using matching bricks. All of the materials can be controlled by means of a planning condition. For these reasons it is considered that there would not be any visual impact objection to the extension.

Neighbour amenity

The extension will only have an impact to the neighbour No. 19. The proposed extension is substantial in size and it will clearly breach a 45 degree line projected from the nearest ground floor window (which appears to be a habitable room) of this neighbour. The room that this window serves is a through room and has windows on the other side. The window effected is also quite small. The extension will to be the north of the neighbours window and therefore it is considered that it will not cause significant harm to the residential amenity of these neighbours

It is considered that although the extension will cause some loss of amenity to the neighbours, it is not significant to warrant refusing this application.

In terms of number of 21 to the north, this neighbour is set back when compared to the application site and therefore the extension would not harm any windows on the front or rear elevations. Number 18 lies to the east, where a 1.8m close boarded fence forms the common boundary. This provides a sufficient screen to ensure that the privacy of this neighbour is maintained.

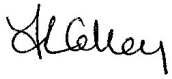
The extension will take a significant part of the garden of the application property. The remaining private rear amenity spaces will be approximately equal to 60sqm less than the 65sqm suggested in the council's guidance but this is just below the required standard and is still seen as adequate.

Parking
The dwelling will not gain any extra bedroom and no parking spaces will be lost. The proposal thus is acceptable in highway safety terms.

CONCLUSION / PLANNING BALANCE
For the reasons outlined above it is recommended that the application is approved subject to conditions relating to materials.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch
Recommendation Date: 04/05/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council