DELEGATED DECISION REPORT

SMD/2022/0660 **Valid 20/12/2022**	**38 DILHORNE ROAD** **CHEADLE**	**PROPOSED EXTENSIONS AND ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.
- Ecology .
- Highways.

DESCRIPTION OF SITE

The application site is 38 Dilhorne Rd, Cheadle. A detached post war bungalow. The property is brick with a tile roof. The property is at the end of a housing area with commercial properties beyond.

PROPOSAL

Planning permission is sought for a remodelling of the bungalow including the increase in height of the roof and provision of additional bedrooms in the roof space. The rear of the house has a pitched extension a flat roofed extension and a conservatory and these are to be removed and replaced with a single flat roofed extension.

The ridge height will be increased by 0.7m, the position of the ridge (aside from its height) will not change. The dwelling has one flat roofed rear dormer and this will be replaced by two pitch roofed dormers and a small gable. The dormers are approximately 2.9m wide and 2.1m tall. The rear gable is 2.5m high 3.3m wide and 3.5m deep. All dimensions are approximate.

The rear extension will be 3.6m by 12m by 2.8m tall and extend across the whole of the rear of the dwelling like the three extensions it will replace. All dimensions are approximate.

The property will remain three bedroomed and the parking area will not be changed.

Note the extension was original proposed to be rendered but this was removed from the design.

For the purposes of planning policy consideration the application site is located inside the settlement of Cheadle.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS7 Cheadle Areas Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
NE1 Biodiversity and geological resources

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1998/0012 Extension to form kitchen and garage bedroom over. Approved 1998 implemented.

CONSULTATIONS

Publicity
Site Notice expiry date: 27 Jan 2023.
Neighbour consultation period ends: 14 Jan 2023

Public Comments

None received

Parish Council

Cheadle Town Council supported this application in principle and raised no objections.

OFFICER COMMENTS

Principle of Development

As the application site is located in suburban 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 the design, visual impact, neighbour amenity, ecology and parking.

Design / visual impact

The applicants have the proposed a reroofing of the property, the addition of the dormers and the replacement of the rear extension. The style of the proposed fenestration in the extensions are in character with the existing dwelling.

The increase in the roof height is limited and it will not cause any significant change to the character of the dwelling. The dwelling stands separate to its neighbour and the larger dwelling will not affect the street scene significantly. The roof will gain two rear facing dormers and a small rear gable, replace in one larger flat roofed dormers. While pitched roofed dormers are not characteristic of houses of this age, the removal of the flat roofed dormer is considered to be improvement. The dormers are at the rear and will not be visible from public vantage points.

The flat roofed rear extension is typical of a suburban house and will not be visible from the public realm. The design of the fenestration does match the existing character of the house. The materials proposed to be used match the existing materials. The rear extension will unify in design terms the ground floor rear of the house rather than it being in three separate forms. Flat roofed single storey extensions are common on post war houses and it will not be visible from the public view points.

For these reasons it is considered that the design of the proposed extension is acceptable. Furthermore, the applicants are proposing to build the extension by using matching

materials. For these reasons it is considered that there would not be any visual impact objection to the extensions.

Neighbour amenity
The house is located at the end of a row of other houses. The additional mass of the extensions shall only effect the one neighbour and that house is located behind the application property but some way to the side of it. The mass of the roof appears to be outside 45 degree lines projected from the neighbours window. The additional mass of the extension will cause no significant over shadowing of the neighbour. It is considered that the effect on the amenity of the neighbours would be limited. The neighbour appears only to have secondary windows in their gable facing the site. No side windows are proposed which would overlook this neighbour.

The rear facing dormer window will allow better views of neighbours rear gardens but the views are only similar to those enjoyed from the existing dormer and the effect on the amenity of the neighbours will not significantly change.

Ecology
Policy NE1 of the local plan relates to biodiversity and geological resources. It states that biodiversity will be conserved, enhanced and positively managed in order to resist any proposed development which could have an adverse effect upon protected species. The policy also seeks to ensure a net biodiversity gain, ensuring that any unavoidable impacts are appropriately managed.

The proposed development involves the replacement of the roof structure which can often be the home to bats . Two bat surveys have been carried out which indicate that there are no bats resident in the roof structure. Therefore the development would not be detrimental to the habitat of bats.

Parking
The dwelling will not gain an extra bedroom and no potential parking space will be lost. The dwelling has a long drive with space for at least 3 cars. For a three bedroom dwelling this meets councils parking guidance. The proposal thus appears to be acceptable.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approval

Case Officer: Alan Lynch
Recommendation Date: 22nd June 2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council