DELEGATED DECISION REPORT

SMD/2023/0107 **Valid 16/03/2023**	**62 ASHBOURNE ROAD** **CHEADLE**	**SINGLE STORY WRAP AROUND EXTENSION** **(FULL - HOUSEHOLDER)**

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

DESCRIPTION OF SITE
The application site is number 62 Ashbourne Road, Cheadle a post war detached house in the middle of two terraced of pre WW1 house occupying a location close to the centre of Cheadle. The application site has off-road parking facilities access and a services road to the rear. There are no significant land level variations within the site or to the closes neighbouring houses.

PROPOSAL
Planning permission is sought for the erection of a single storey extension, which is mainly to the rear and partly at the side. The extension is perpedicular to the house and will be close to the northern boundary of the plot (0.5M). The rear projection will extend from the rear of the house by 4.2, be 5.4m wide and the project to the side by 1.4m.

The plans indicate that the extension is to be used as a dinning room, utility room and WC. The roof facing to the rear will be shallow pitched gabled roof.

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
Section 7: Requiring Good Design

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/2004/0894 Drop crossing. Approved.

SMD/1978/0735 New House. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date:6 April 2023**.**
Neighbour consultation period ends:7 April 2023

Public Comments
No responses received

Parish Council:
No objection.

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 the proposed an extension to the rear and side. The single storey rear extension has a simple gable/pitched roof arrangement, and has a significantly shallower pitch. The side extension has a lean to 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.

The roof pitch of the extension will not match the house but it is located at the rear and will not be visible from the main road to the front. The house has had a shallow pitched dormer and the proposed extension will be similar.

The side extension can be seen from the road to the front but it set well behind the front elevation of the house, views are limited and in practise from the front the views would have to deliberately look to see the extension.

The extension is set well back from the service road at the rear approximately 14m and it will be screened by the mass of the neighbouring houses and the outbuildings they have lining the services road.

The application property is post war house of limited architectural merit. It would not 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 by using matching tiles and 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 proposed extension will only have rear facing principle windows which will be approximately 28m from the nearest neighbouring property to the rear and these windows will result in no significant loss of privacy for the neighbours to the rear. .

The two neighbouring properties to either side have no principle windows in their side elevations and the extension will be outside a 45 degree line projected from the neighbours windows. A tall wall serving an extension at number 60 forms the common boundary and the extension will not extend beyond its rear elevation. Number 66 does no have any side facing windows and the extension will be set away from the common boundary.

It is considered that the extension will not cause any significant loss of amenity to the neighbours.

The rear private amenity space to the rear will amount to over 100sqm and thus is seen as acceptable in terms of its size.

Parking
The dwelling will not gain any extra bedrooms and no off road car parking space will be lost. Accordingly the creation of the extension does raise any parking or highway safety concerns.

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

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council