DELEGATED DECISION REPORT

SMD/2023/0324 **Valid 05/07/2023**	**151 OSTLERS LANE** **CHEDDLETON**	**FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR OUTRIGGER TO REAR OF PROPERTY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal area

DESCRIPTION OF SITE

The application property is a semi-detached dwelling, positioned at roughly right-angles to Ostlers Lane. Its neighbour, number 149 (attached), sits closest to the road. The application property sits within a generously sized plot of land and is accessed via a driveway on its northern side, linking directly with Ostler's Lane. The dwelling is constructed from stone, has a pitched, tiled roof and broadly 'L' shaped footprint. The property benefits from a good sized garden area, off-road parking and a detached garage. To the north is number 147 Ostlers Lane.

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

PROPOSAL

A first floor extension on the northern elevation to form a bathroom. The plans show the intention of undertaking internal alterations to the layout of the accommodation, notably removing two staircases and the creation of one within a more central location. New roof tiles would be Staffordshire Blues to match the existing, whilst external walls would consist of stone (with quoins) to match the existing house. Details such as new pointing and coursing would match that of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

<u>Staffordshire Moorlands Local Plan</u>

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development

DC1 Design Considerations
T1 Development and Sustainable Transport
Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

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

SMD/2016/0503 Proposed first floor front extension to form bathroom over existing entrance porch. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 26.9.2023.
Neighbour consultation period expires 3/8/2023.

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

Cheddleton Parish Council: No objections.

OFFICER COMMENTS

Principle of Development
For the purposes of planning policy consideration, the application site is located within the Development Boundary of Cheddleton. Cheddleton is identified as a 'Larger village' within the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections in relation to policy SS8, there are other material planning matters to consider. It is noted that SMD/2016/0503 (approved 22.12.2016 and now expired), proposed a very similar development to the scheme currently submitted. Approved elevations and internal layout of the 2016 application are shown as follows.



Design and visual impact

During the course of considering the application, note was taken of the previous approval as well as consideration of current site circumstances and any other material planning matters. It is clear that during the determination of the 2016 application, the Case Officer considered the design carefully, commenting that *'the materials, and the proportions and disposition of windows are all considered suitable.*' The current scheme does not indicate demolition of the existing ground floor porch simply the removal of its roof and provision of an additional floor above. The first floor footprint matches the ground floor footprint and also that of the previously approved scheme. Overall bulk and relationship of the proposed extension with the existing dwelling is acceptable, resulting in a secondary and subordinate appearance. No rooflights are proposed, the bathroom window is simple and is vertically proportioned with header and cill. Amended plans have been submitted to clarify the applicant's intention to build with stone quoins, matching facing stone and matching tiles. Materials condition(s) is/are recommended.

Of notable difference between the approved scheme and the current submission, is the large (vertical) window which would serve the new stairwell area and the different window types shown on the proposed rear and side elevations. The stairwell window would be formed by enlarging the current upper floor bedroom 3 window and the ground floor dining room windows. The head of the upper window and the cill of the lower window would remain. The alteration does deviate from other individual window openings, it is on the northern aspect and not the more prominent southern side.

The 'Existing' and 'Proposed' plans show a window type which are not currently installed at the property, existing windows are made up of small panes whereas those shown on the drawings are larger areas of glass. The Local Planning Authority (LPA) has been informed that the applicant may/is considering replacing the small pane windows with larger, clear

glazed ones. For the avoidance of doubt it should be clarified that (in the event of the application being approved), no consent is given for any new window detail. A condition would be recommended to secure joinery details of the new stairwell and bathroom windows.. it would not be possible to add a 'matching window' condition if the existing ones might be replaced beforehand.

There are no street scene or visual impact concerns relating to the wider area. The proposed extension would be on the northern and more secluded side of the property. It my be possible for some views of the addition beyond the application site and the two immediate neighbouring properties, however the proposal raises no design concerns and would not appear as an intrusive feature within its surroundings.

Neighbour amenity

The application property is a semi-detached dwelling, therefore matters such as potential overbearing and overshadowing upon the neighbouring property should be considered. Window positions within the neighbour's north facing elevation have not changed since determination of the 2016 application (photographs on file demonstrate this) with the Case officer concluding the 45 degree Space About Dwellings amenity standards were met, this remains the case.

The only other neighbouring dwelling to consider is number 147 Ostler's Lane to the north. Again, amenity relationship with this dwelling has previously been considered to be acceptable due to the imposition of a condition to secure obscure glazing to the proposed bathroom window. The site circumstances appear to be the same and an obscure glazing condition can be imposed again.

Parking

No parking related concerns. The application does not propose an additional bedroom therefore not triggering consideration of Local Plan parking standards. It is also noted that due to the addition being at first floor level, there is no encroachment into the available parking or access areas.

Coal area

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 set out within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 3.10.2023.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council