DELEGATED DECISION REPORT

SMD/2023/0450 **Valid 01/09/2023**	**4 HAIGH CLOSE** **CHEDDLETON**	**REPLACEMENT OF PITCHED ROOF WITH FLAT OVER EXISTING FIRST FLOOR EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The property is a modern brick semi-detached bungalow situated in the development boundary, the lower of the pair which is stepped at the party wall to accommodate a the falling gradient. The property has had a loft extension and conversion to form additional bedrooms and window with dual pitched roof. For this reason the dormer cannot be permitted development as it would exceed the additional 50m^3 of the original roof space allowed under permitted development rights. It is noted several of the houses on the cul-de-sac and surrounding streets have been extended with dormer windows.

PROPOSAL

It is proposed to replace the pitched roof with a flat roofed dormer over the existing first floor extension. The proposed dormer would be constructed with brickwork to match the existing rear wall, and hung tile on the sides to match existing. The proposed first floor windows are to match design and proportions of the ground floor units.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

S01 Spatial Objectives
SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 8, 11, 47, 104, 126, 130.

Section(s) 2 – Achieving sustainable development, 4 – Decision making, 9 – Promoting sustainable development, 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD – Part 5: Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/01223/FUL – Loft conversion with rear dormer windows – Refused
12/00394/FUL – Attic conversion and single story front extension – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 4th October 2023
Neighbour consultation period ends: 3rd October 2023
Press Advert: N/A

Public Comments
No comments received.

Town / Parish Comments
Cheddleton Parish Council stated no objection

Severn Trent
Severn Trent stated:

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the
property. However, due to a change in Legislation that came into force October 2011, there could be unmapped
assets on the property that will enjoy the same protection as all our mapped assets.
Protective strips:
100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the
diameter of the pipe.
300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the
diameter of the pipe.
Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across
the diameter).

Staffordshire County Council Highways
No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. As a Larger Village, Cheddleton is recognised as an area for sustainable growth and development, as defined with the development boundary. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The proposal is situated within the Cheddleton Development Boundary and therefore acceptable in principle.

The main considerations are design, implications for the character and appearance of the area and any implications for neighbours.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Flat roofs are generally unacceptable as they do not form local building tradition and do not suit the local climate. The Design Principles for Development in the Staffordshire Moorlands SPD says that flat roofs should be avoided. A previous application for similar proposals was refused, citing the proposal would form an incongruous addition to the dwelling that would have an adverse impact upon the character of the dwelling and visual amenity of the area. However, that decision pre-dated recent changes to the General Permitted Development Order which permits flat-roofed rear dormers in many circumstances.

A site visit of the area revealed that many surrounding properties have similar dormers to what is being proposed, whether through planning permission or permitted development rights. The proposal would also be partially obscured by vegetation from Brittain Road, and not visible from Haigh Close. Therefore, whilst undesirable in design terms, in this instance, the dormer would not be out of character with the surrounding area and on that basis it is not considered that a refusal on design grounds could be sustained.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site bounds nos. 2 and 6 Haigh Close to the sides, and no. 1 Steele Close to the rear, and it is apparent that the amenity of the neighbours would not be negatively impacted by this proposal. The scale, size, siting and style of the extension are in unlikely to result in any overshadowing or overbearing impacts. Consideration has been given to the issue of overlooking, however the property has an upstairs window at the same level as the proposed, and so no greater effects would come about with the proposed development.

Overall it is considered that the residential amenity of the surrounding neighbours would not be adversely affected.

Highways
Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms, and the extension does not remove parking availability. Therefore, no additional parking spaces will be required for this proposal, and it is in compliance with Policy T1. Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE
In terms of design the proposal would not normally be considered acceptable. However, the amenity of the area would not be sufficient adversely impacted by the approval of this development to warrant refusal, as there would be no overall loss of character to the property or neighbourhood. As such, the recommendation is to approve.

OFFICER RECOMMENDATION : Approve subject to conditions
Case Officer: Reuben Berriman
Recommendation Date: 24th October 2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council