

GDELEGATED DECISION REPORT

SMD/2023/0576
Valid 21/11/2023

5
PARK VIEW MILL ROAD
CHEADLE

**REAR EXTENSION TO FORM
ENLARGED KITCHEN ADAPT
OUTBUILDINGS TO FORM
UTILITY/WC AREA. THE
ERECTION OF 2M FENCE ON
REAR/SIDE BOUNDARY TO
FORM PARKING AREA AND
GARDEN AMENITY SPACE BY
REMOVAL OF ROOF AND
STEEL POSTS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a semi-detached town house which fronts onto Park View Mill Road. It sits within a residential street made up of semi and detached dwellings similar in character and appearance and is within walking distance to the town of Cheadle. The property is currently vacant.

The property benefits from a small front porched area and external amenity space to the rear which backs onto a Baddeley Street; off-street parking is accessible from this street. Previous extensions have been added to the property at some point in history via a two storey rear extension and a car port, which at the time of visit was dilapidated and need of repair.

PROPOSAL

The proposal is to construct a single storey extension to the rear of the property. The extension will provide an enlarged kitchen, utility room and WC. The current car port is to be removed to make way for the parking area and garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS1 Development Principles

SS7 Cheadle Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

2. Achieving sustainable development
6. Building a strong, competitive economy
12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 5/1/24

Neighbour consultation period ends: 19/12/23

Press Advert: N/A

Public Comments

Neighbours	No representatives
Cheadle Town Council	No comment
Highways	No objection

OFFICER COMMENTS

Principle of Development

The site is within the Cheadle Town Development Boundary where there is general support for residential development (policies SS1 and SS7) subject to satisfying other material planning considerations. In this instance matters to consider include design and visual impact, neighbour amenity, parking provision, drainage and the fact that the application site is within a high-risk coal development area.

Design and visual impact

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

Referring to the extension, the proposal is located to the rear of the property and would not be visible from the principle elevation taken from Park View Mill Road. The flat roof extension would lose original stone-header features that gives the property character however on balance, it is a small elevation to the overall scale and mass of the existing dwelling and it is an addition that would not be unnoticed and marginal.

The second element of the proposal is to remove the carport and reconfigure the rear amenity space. The proposed 2m high border fencing will subdivide the garden amenity space from the one off-street parking that will front onto Baddley Street. Properties along this street are made up of terrace houses that look onto the rear borders serving properties fronting Park View Mill.

The 2m high fencing will break up the closed-off symmetry to one side of the road as it will introduce a somewhat awkward void for one off street parking. Nonetheless, it is the opinion of the case officer that the outlook of the properties along Baddeley Green are currently limited visual interest in the sense that they look onto rear garden walls and garages. As such, on balance, reconfigured rear boundary would not be detrimental to the character of the street-scene nor outlook of occupiers on this street but rather, be an improvement to this property and provide much needed amenity garden space.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The neighbours likely to be affected are 3 Park Mill Road that shares a boundary wall and those terraces along Baddeley Road that look into the rear border of the applicant's site.

No overbearing/overlooking issues with regard to no.3. Any views of the extension will be screened by the existing brick wall that is at least 2m in height and therefore it will not have any greater amenity impact than at present, given it's single storey flat roofed nature. As for the properties along Baddeley Street, there are no concerns again to any privacy issues or amenity issues as they would be separated by boundary fencing and the intervening street.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

Staffordshire Highways were consulted on the matter of highway safety and parking standards. The officer raised no concerns and noted that there is existing vehicular access crossing (dropped kerbs) which will facilitate access to the parking area and does not require any modifications.

The proposal will not increase the number of bedrooms of 2. Given that there is parking to the rear for one vehicle, it would meet the parking requirements set out in Policy T1 to deem the proposal acceptable.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Coal

The application site is located within a part of Cheadle that has been identified as a High Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 15/01/24

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council