

DELEGATED DECISION REPORT

SMD/2024/0144
Valid 27/03/2024

ALMONT BEAVER DRIVE
CHEADLE

PROPOSED SINGLE STOREY
REAR EXTENSION TO
REPLACE EXISTING
CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a detached red brick dormer bungalow with a dual pitched tile roof, set back from the highway down a private road. The site is in an edge of town setting. The site is not listed or in a conservation area.

PROPOSAL

The proposal is to remove the existing conservatory and replace it with an extension, of matching materials to the host building. The proposed extension is approximately 3.9 metres wide, and will extend approximately 3 metres from the rear elevation. The proposal is approx. 3.2 metres to the eaves and 4.75 metres to the roof ridge. The proposal would match the existing house at eaves level, however the roof ridge is well below that of the host dwelling. the proposed extension would have a small circular window on the western elevation, a large window on the south facing elevation, with the north elevation blank. The proposal would add an additional bedroom to the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

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

- Design Principles for Development in the Staffordshire Moorlands

- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 02/05/2024
Neighbour consultation period ends: 30/04/2024
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

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. The site is in the Cheadle Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed extension is in keeping with the host property, and subordinate in terms of size and massing, and

takes architectural cues from the host property, such as the circular window which would mirror the front elevation. as such, the proposal is acceptable in design terms.

Amenity

Paragraph 135 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 is bounded by 56 – 62 The Green to the south, 2 Beaver Drive to the east, and a wooded area to the north. To the west beyond the wooded area is a residential development on Spout Lane. The proposal would have no amenity impact on any neighbours due to the separation between the site and neighbours, as well as the nature of the development and the siting of the proposal on the site, which is angled away from the closest neighbouring properties. As such the proposal is acceptable in terms of amenity.

Highway Safety

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 proposal introduces an additional bedroom to the property, but does not reduce parking availability. The site can accommodate at least three vehicles, and therefore the proposal is acceptable in terms of highway safety and compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is supported and recommended for approval as it is of good design, and does not negatively impact highway safety or residential amenity.

OFFICER RECOMMENDATION : Approve, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 22/05/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

