

DELEGATED DECISION REPORT

SMD/2024/0122
Valid 14/03/2024

8 TUSCAN CLOSE
CHEADLE

PROPOSED TWO STOREY SIDE
AND REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Highways/parking
- Neighbour amenity
- Coal

DESCRIPTION OF SITE

Number 8 Tuscan Close is a detached, two-storey, three bedroom dwelling occupying a cul-de-sac location within the settlement boundary of Cheadle. To the front of the house there is a garden and parking area. A driveway at the side of the dwelling leads to a garage and at the rear there is further outdoor amenity space.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary. Records show that the site is also within a high risk coal development area. The site is not within any Conservation Area, there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A two-storey side and rear extension wrapping around the rear, north-western corner of the dwelling near to the boundary with number 10 Tuscan Close. At ground floor level the extension would allow the formation of an open-plan kitchen/dining/seating area and the provision of a separate utility room. At first floor level, bedroom three would be enlarged and there would be the addition of a fourth bedroom. The application form confirms that all new areas of brickwork, render, tiles and window materials would match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS7	Cheadle Area 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 and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments:

One representation received neither objecting nor in support. Comments can be summarised as follows;

- Plans indicate extension will be built over the service main sewer to 10 Tuscan Close and adjacent property 12 Tuscan Close.
- What distance will there be between the new extension and boundary wall.
- Access to the service sewer, ie manhole cover/s.

Cheadle Town Council: Cheadle Town Council have no objections to this Application and would support the proposed works in principle.

Severn Trent Water: All extensions are dealt with by Building Regulations and if an asset is affected by the works, then the applicant (not the LPA) will need to contact STW.

As this is for a domestic dwelling extension, please ask the applicant to contact: the Build over team within Networks Solutions team at STW to discuss the proposals. The email address for the Build over team is: building.over@severntrent.co.uk

You can also pass our website link to the applicant for Build Overs: www.stwater.co.uk/building-and-developing/overview/building-over-sewers/

Staffordshire County Council Highways:

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Apr-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Tuscan Close within 45 metres either side of the property accesses for the previous five years.

Background:

Tuscan Close is a small residential street within Cheadle. The road is a cul-de-sac that is lit and approximately 5.5m wide with footways on both sides. The road is subject to a 30mph speed limit.

Description of Proposal

Proposed two storey side and rear extension.

Comment on Information submitted

The existing development with 3 bedrooms requires 2 parking spaces with 3 spaces provided. The proposed side extension will create an additional bedroom now requiring 3 parking spaces; however, the proposed development removes 2 of the existing spaces. The applicant originally proposed to create 2 additional spaces within the front garden area, however, this involved the relocation of a lamp column. The applicant has since submitted an amended drawing (drawing no s0605-004-P2) showing parking within the front garden but without the lamp column having to be removed. This parking is considered acceptable to meet the parking standards for this type of development.

Recommendations

I have no objection subject to the following being secured via conditions and / or an appropriate legal agreement.

Conditions

1) The development hereby permitted shall not be brought into use until the access, and parking, have been provided in accordance with the approved plans.

Informative

The above requires a dropped kerb extension permit from our Network Management Section. Please note that you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing to widen the access. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street.

OFFICER COMMENTS

Principle of Development

The application site is within the Cheadle Town Development Boundary. Cheadle is identified as a town within Local Plan policy SS7 where a range of developments can be supported in principle, ranging from housing, educational, health and employment growth. There are no 'in principle' objections to this application subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design and visual impact,

highways/parking, neighbour amenity and the fact that the application site is within an identified coal risk area.

Design and visual impact

The application form states that all new facing bricks, areas of render and roof tiles will match those of the existing house, this is welcomed. When viewed from the front of the house the extension would have a subordinate appearance, it is set back and has a lower level ridge line. The rear gable projection would also be lower than the main roof ridge and whilst this is a sizeable addition, it would not look out of place or disproportionate to the size of the existing house. All new windows have similar proportions to existing openings and the new rendered areas match the design/appearance of the existing principal elevation. It is noted that an existing area of brickwork surrounding the front door would also be rendered, this is acceptable and would not look out of place.

The application raises no concerns in terms of any wider visual impact beyond the application site. The rear corner, wrap-around design of the extension means that although it will be seen from the roadside, it will not be visually prominent to road users in any harmful way. Views of the addition from surrounding neighbouring dwellings will be possible but it is not of a form which would be out of place within a residential setting. For these reasons it is considered that the application is acceptable in terms of design and visual impact.

Highways/parking

The application proposes a four bedroom dwelling which, in accordance with the council's adopted parking standards, requires the provision of three off-road parking spaces. The council has now received an amended plan to demonstrate on-site parking for three vehicles without the need for relocating the lamppost at the front of the house. The County Highways officer has no objection to the application (full comments can be seen earlier within the report) subject to condition.

Neighbour amenity

There are no material planning objections in respect of neighbour amenity impact upon number 6 Tuscan Close (dwelling to the east) due to the fact that the proposed addition would be on the western side of the application property and well away from the shared boundary with number 6. No issues arise in relation to any neighbouring dwellings on the northern side (rear). The curvature of Wedgewood Road means that there are no dwellings to the rear which have a direct window to window relationship with the application property.

The extension would be situated extremely close to the neighbour to the west, number 10 Tuscan Close. Windows within the side wall of number 10 are obscure glazed, and therefore not principal windows and as such are not afforded any protection via the Space About Dwellings SPD. The extension would not project beyond the rear wall of the neighbouring house (number 10), therefore no overbearing impact would occur. The submitted plans show that the two-storey section of the extension would not breach the 45 degree horizontal angle taken from the nearest first floor (principal elevation) window of number 10.

For the above reasons it is considered that the scheme is acceptable in terms of neighbour amenity impact.

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.

(<https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>) In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 30.05.2024.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council