

DELEGATED DECISION REPORT

SMD/2024/0193
Valid 24/04/2024

35 HILLSIDE ROAD
CHEDDLETON

**SINGLE STOREY REAR
EXTENSION, RAISING
EXISTING GARAGE ROOF,
APPLICATION OF EXTERNAL
WALL INSULATION WITH
RENDER FINISH.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway safety

DESCRIPTION OF SITE

35 Hillside Road is a detached dwellinghouse located in the Cheddleton Development boundary. The dwelling is constructed of red brick, with tile hung cladding detail to the first floor. A portion of the front elevation is also clad in stone. The dwelling has uPVC fixtures. The dwelling has an attached garage, and a driveway to accommodate 2 vehicles off-street.

PROPOSAL

Planning permission is sought for a single storey rear extension. The proposed development will extend 4.5M from the original rear elevation and run almost the width of the rear elevation. The extension will have a dual pitched roof, and bi-folding doors to the rear.

Permission is also sought to raise the height of the existing garage. Revised plans show the rear extension to be of render. The front elevation of the garage will be of brick to match. Some stone cladding to the front elevation of the host dwelling is to be removed and replaced with brick to match, with a square window to replace the existing circular window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Section 4

Section 12

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No Previous Planning History

CONSULTATIONS

Publicity

Site Notice expiry date: 12/06/2024

Neighbour consultation period ends: 23/05/2024

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Environmental Health

N/A

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-May-2024

NOTES TO PLANNING OFFICER

Application involves conversion of the garage to a store and utility.

Garage scales at 2.4mx5m and the gap between dwellings scales at 2.4m. There is adequate space on the site frontage to park vehicles. Application does not affect parking requirement or practical parking provision. Current records show that there were no Personal Injury Collisions on Hillside Road within 50m either side of the property access in the previous five years.

OFFICER COMMENTS

Principle of Development

Cheddleton is one of the larger rural area villages recognised in the Local Plan (LP), Policy SS 2. This site lies within the development boundary of Cheddleton. LP Policy SS 2 recognises that 'there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure capacity'. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

Design

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The SMDC Design Guide (SPD) (2018) para 5.5 states that that all extensions should harmonise with the parent building. An extensions should respect the dominance of the original building and be subordinate to, in terms of size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower that the parent building will help.

The proposed rear extension is single storey and sits in off the side elevations, presenting a subordinate appearance to the host dwelling. A dual pitched roof is proposed to emulate that of the host dwelling. It is also proposed to increase the height of the existing flat roof garage. The proposed increase in height will maintain the existing subordinate appearance of the garage structure.

Render is proposed for the rear extension. Due to boundary treatments in place the single storey rear extension cannot be seen from outside of the application site. Although the use of the render would not match the host dwelling, due to its limited visibility, it will not impact on the street scene and is considered to be acceptable.

Revised plans removed proposed render from the host dwelling in order to protect the street scene. Existing stone cladding to the front elevation is to be removed and replaced with brick to match. An existing circular window is to be replaced with a rectangular window of a similar size. This will better match the character of the host dwelling and will not harm the street scene.

Overall there are no design concerns.

Amenity

SMDC Space about dwellings (SPD) states that the distance between front elevations containing principals windows and between rear elevations, containing three or more bedrooms should be at least 22 metres.

SMDC Space about dwellings (SPD) states that extensions and new buildings that are sited close to the principle windows of existing properties must be designed so that there is no obstruction to daylight beyond a 45 degree angle.

It is proposed to increase the roof height of the existing garage. The garage is located next to a rear conservatory of no. 37. This conservatory already abuts the garage, and extends beyond the garage's rear elevation. The conservatory is located to the south of the application site and so benefits from its natural orientation. The proposed increase in height will not lead to any loss of sunlight to the conservatory, nor will it breach the 45 degree angle of its rear elevation. Overall the proposed increase in height will not lead to any overbearing impact and is therefore acceptable.

The proposed rear extension will extend 1.3M beyond the rear elevation of the existing garage, and will be located 2.5M from the property boundary. As such there is sufficient distance that this will not breach the 45 degree angle of the conservatory of no. 37. Furthermore, the rear extension will extend 1.4M beyond the rear elevation of the garage of no. 33. The garage of no. 33 has no side facing windows and the rear is obscured by an existing and mature hedgerow located on the boundary. However, it is assumed that there is a rear window to mirror that of the application site's garage. A garage is not considered to be a habitable space, this window is not therefore considered to be a principle window in which the 45 degree rule applies.

To the front elevation an existing circular window is to be replaced with a small rectangular window. This window will serve a shower room/WC and as such will not alter or harm residential amenity.

Overall the proposal is considered acceptable in terms of amenity.

Highway Safety

LP Parking Guidance states that Class C3 (residential Dwellings) should have a number of car parking spaces sufficient for the type of residence. Up to three bedrooms, requires two spaces for residents and visitors within the curtilage of the dwelling. Four or more bedrooms requires three spaces.

The proposed works will convert the existing garage, resulting in the loss of one off-street parking space. The dwelling is a three bedroom property requiring two off-street spaces. The dwelling has a driveway to the front which can accommodate two vehicles. SCC Highways have not objected to the scheme. As such the application is considered acceptable on highway safety grounds.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposal is considered acceptable in terms of amenity and highway safety. The proposed development is also considered acceptable in terms of design, subject to a change in materials. The proposed use of render, on this occasion, is not considered harmful to the character of the street scene.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 16th July 2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council