

DELEGATED DECISION REPORT

SMD/2024/0140
Valid 26/03/2024

119 OSTLERS LANE
CHEDDLETON

**A TWO-STOREY EXTENSION
TO THE RIGHT HAND SIDE OF
THE PROPERTY IN
REPLACEMENT OF THE
CURRENT GARAGE AND A
SINGLE STOREY EXTENSION
TO THE FRONT OF THE
PROPERTY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

119 Ostlers Lane is a detached dwellinghouse located Cheddleton Development Boundary. The dwelling is of redbrick and cladding, with a dual pitched roof creating a gable front elevation. The dwelling has a flat roofed porch and garage which project beyond the front elevation.

The dwelling is set above the road level, with off-street parking for 2 vehicles to the front of the dwelling. The dwelling marks the last dwelling of its style in the row before the dwelling type along the road becomes bungalows.

PROPOSAL

Planning permission is sought for a first floor side extension above the existing garage. the extension will extend at the rear to create a flush rear elevation. The proposed extension will have a dual pitched roof. The garage will be converted on the ground floor. To the front the projecting portion of the porch will have a single pitched roof.

Revised scheme has been received, but retracked. This report therefore addresses the original scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 16/05/2024
Neighbour consultation period ends: 09/05/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Cheddleton PC – no objection

Environmental Health

N/A

Staffordshire County Council Highways

No objection – subject to condition

Severn Trent Water

None received

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy SS 2 seeks to focus further growth within the Development Boundaries of the Districts largest settlements. The Application site is located within the Development Boundary of Cheddleton, which is identified by the LP Policy SS2 as one of the rural area larger villages. 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.

SMDC Design Guide (SPD) paragraph 5.5 states 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 than the parent building will help.

The proposed scheme converts the existing garage and extends the first floor above the garage. The extension will be constructed at a 90 degree angle to the host dwelling to create a subordinate visual effect.

The existing garage and porch project forward of the principle elevation. it is proposed to add a pitched roof to this. similar roof designs have been previously added to neighbouring dwellings such as at no. 115. This is therefore considered to be in keeping with the street scene.

Overall there are no design concerns.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

SMDC Space about dwellings (SPD) states that the distance between front elevations containing principal 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 principal windows of existing properties must be designed so that there is no obstruction to daylight beyond a 45 degree angle.

The dwelling is located next to no. 121 Ostlers Lane, a detached bungalow. The bungalow is located on a higher ground level to the application site. However due to its nature as a bungalow has a lower ridge line. An officer site visit identified one window to be located on the side elevation of no. 121. This window appeared to be obscured glazed, indicating a bathroom use. As such, while this window will be overshadowed this window is not considered to be a principal window.

No. 121 is also located slightly back of the principal elevation of the proposed extension. No. 121 is located south of the application site and benefits from it the suns natural orientation which will prevent any overshadowing or overbearing from the proposed extension. The rear elevation of no. 121 is located further back than that of the proposed extension, as such will not be impacted.

Overall there are no amenity concerns.

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.

A revised floor plan was received, proposing that the extension will enlarge the existing 3rd bedroom. As such 2 off street parking spaces are required. an officer site visit demonstrated that 2, tandem, spaces are provided on the existing driveway. As such sufficient parking is provided.

SCC Highways commented upon the 4 bedroom scheme, stating no objection subject to creation of a third off street parking space. As the number of bedrooms has been reduced this third parking space is no longer required.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 17th July 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council