

DELEGATED DECISION REPORT

SMD/2024/0201
Valid 04/06/2024

6 ROSSLYN GREENWAYS
DRIVE
CHEADLE

PROPOSED NEW REAR
GROUND FLOOR KITCHEN
EXTENSION, TOILET AND
ENTRANCE LOBBY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is within the Development Boundary of Cheadle and lies a short distance to the north of the town centre. It comprises a detached brick-and-tile dormer bungalow which faces a cul-de-sac to the south, Greenways Drive, which has a mix of dwelling types. There are other dwellings either side to the west and east and also opposite the road to the south. Another cul-de-sac runs along the rear boundary to the north, Harewood Close and there are a couple of dwellings to the other side of this placed with side elevations facing the site. The land slopes upwards towards the west and to the other side of Harewood Close, slopes downwards towards the north.

PROPOSAL

This is a full householder planning application for a single-storey rear extension attached to the rear wall of the kitchen and with a square footprint of 6.3 x 6.3m and with a height of 4.05m up to the ridge of a dual low-pitch roof with rear gable. It would have brick and tiles to match the dwelling. The extension would provide for a new kitchen with the current kitchen to become a third bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- DC1 Design Considerations

National Planning Policy Framework (Dec 2023)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 16.7.24

Neighbour consultation period ends: 16.7.24

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

With regard to the character and appearance of the area, the extension would have a different roof pitch and roof form to the dormer bungalow (kept low for practical reasons) and so does not fully harmonise with the appearance of the dwelling although would have matching bricks, tiles and the fenestration would also not be out of keeping with the area and the scale and height would respect the host dwelling. However, the extension would also be completely screened from the cul-de-sac to the south by the presence of the house and would also be screened from the cul-de-sac to the north by a hedge. The proposal would not significantly harm the character and appearance of the area.

With regard to residential amenity, there would be large gap between the extension and the property to the west and so would not affect light provision to this property. Views from the bi-folds towards this property, which is also on higher ground, would be blocked by trees, vegetation and boundary treatments. The gap to the property to the east is smaller but the side boundary is largely taken up by garages and outbuildings belonging to the neighbouring property and which screen the proposed extension from the dwelling to the east. There would also be no harmful overlooking of the property to the east from the windows of the new extension due to the presence of the outbuildings.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area. It would comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.7.24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council