

DELEGATED DECISION REPORT

SMD/2024/0297 Valid 24/06/2024	8 BROUGH GROVE CHEADLE	PROPOSED LOUNGE EXTENSION TO REAR (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to a mid-terrace property within a recently built new housing development in Cheadle. The property is constructed red brick with a grey concrete tiles. The site comprises of a driveway and rear garden bordered by boundary fencing.

PROPOSAL

Planning permission is sought for a single storey rear extension. It will feature a lean-to roof and double doors that will serve the lounge. The extension will project out 0.8m from the rear elevation with a width of 3m.

The extension will use materials that match the existing.

Permitted development rights under Class A to E of Part 1 schedule 2 have been removed to any semi-detached and terraces units; Class A refers to alterations to dwellinghouses such as extensions. As such, permission is sought for the above works.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places

SITE HISTORY

SMD/2017/0660	Outline permission with some matters reserved (except access) for residential development of up to 121 dwellings	Approved
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SMD/2019/0723	Approval of reserved matters relating to SMD/2017/0660	Approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 13/08/24

Neighbour consultation period ends: 18/07/24

Public Comments

Neighbour comments

No representatives received

Cheadle Town Council Comments

No comment received

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Cheadle. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings.

The proposed extension will replicate the scale, design and character of the adjoining neighbour's rear extension at No. 10 Brough Grove. The extension is considered modest, not visible from public vantage points, in keeping with the design of the dwelling and will provide additional light to an east facing living space. The scheme accords with Policy DC1.

Impact to neighbouring amenity

Paragraph 135(f) of the NPPF (2023) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extent of the extension of 0.8m and will be 3m at ridge height. It is considered that the amenities of neighbours bordering the applicant's property will be maintained as there is sufficient boundary fencing (1.8m) to screen views of the extension and given that the extension is modest in length, it would have no impact to either neighbour's daylight into their habitable rooms. The scheme is accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. The rear extension will also not reduce the amount of on site parking. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 8/08/24

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council