

DELEGATED DECISION REPORT

SMD/2024/0301
Valid 26/06/2024

133 CHEADLE ROAD
CHEDDLETON

**PROPOSED DOUBLE AND
SINGLE STOREY EXTENSION
TO REAR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Scale
- Impact on neighbours
- Materials

DESCRIPTION OF SITE

Left hand of a pair in a series of four traditional semis, along with some detached including newer properties which face westerly over the A520 Cheadle Road. The properties are set up above the road with steep front gardens, many of them variously cut away to create parking pull-ins

Long c.30m back garden though narrow at about 7m in width.

Unattached neighbour to the left, at slightly lower level on the downhill side has a large single storey rear conservatory extension. Attached neighbour has no rear outs.

PROPOSAL

Revised drawing GNC/24/120/2 shows the rear extension slightly reduced to a two storey 3.6m projection (was 4.5) by width 3.7m in the two storey part and amended to be entirely in brick having initially proposed upper (first floor part) of the side in render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

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

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None but see SMD/2020/0462 approving a similar scheme at 141 Cheadle Road – as referenced further in the report below.

CONSULTATIONS**Publicity**

Site Notice expiry date: 12.07.2024

Neighbour consultation period ends: 18.07.2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection but concerns at the size which may be over-development. (01.08.2024)

Severn Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website:
<https://www.stwater.co.uk/building-and-developing/overview/building-over-sewers/>
If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter.

OFFICER COMMENTS

Principle of Development

As a domestic extension within the curtilage to an existing dwelling and being within the development boundary of a Larger Village the proposal in principle is supported by policy. The main issues are the design appearance and any implications for the living conditions of neighbouring dwellings.

It can be noted that a very similar extension has been approved (and built) at 141 Cheadle Road. This was submitted as a 3.4m two storey projection of width 3.7m in a mix of brick and render. It was subsequently approved on an amended plan with the dimensions retained as submitted but the exterior wall finishes changed to entirely in brick.

Design

The LPA was concerned by the initial proposed dimensions and sought amendments to reduce the dimensions slightly; also, to recess away from the wall line of the side elevation to the main dwelling and for brick only – omitting any use of render. Notably, the Parish Council shared the LPA opinion with regard to the scale of the development though was not more specific.

The single storey extension is shown appropriately recessed relative to the mid point of the boundary with the attached neighbour.

Overall the proposed extensions would present as a subordinate additions to the dwelling, reflecting the character of the property and the above mentioned surrounding extension. The extension would not harm the street scene, being largely concealed from view.

Amenity

The plans are marked to show how the extensions are kept within the horizontal plane 45 degree line in relation to the attached neighbour's rear windows.

Scaling from the submitted revised drawings the LPA can be satisfied that the extensions also do not breach the vertical plane 45 degree line (the roof ridge of the two storey part would coincide approximately with a 40 degree line and therefore be with the 45 degree cut-off in the Space About Dwellings Guidance.

The long back garden (already noted) means there would continue to be adequate outside amenity space for the dwelling. Although the un attached neighbour has a rear conservatory the extension would be positioned at the sufficient distance to ensure that there would be no breach of the 45 degree line.

No windows are proposed in either side elevations of the development, and therefore would not cause any overlooking.

Overall the proposed extension would not harm the amenities of the surrounding neighbours.

Highway considerations

The dwelling would remain as a three bedroom property and therefore no additional off road parking would be required to meeting the requirements of the Councils parking guidance. Two spaces would remain to the front of the property. As such the development does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

Given that the scale now closely matches (approximately) the scale of a recently approved very similar proposal at 141 Cheadle Road and given the Space About Dwellings Compliance it is not found necessary to re-consult with the Parish. The development does not give raise to any impact on neighbouring dwelling and therefore the scheme can be approved based on the amended plans received.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 21.08.2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

