

DELEGATED DECISION REPORT

SMD/2024/0335
Valid 26/07/2024

8 CROXDEN CLOSE
CHEADLE

SINGLE STOREY FRONT
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site consists of a red brick bungalow with a concrete tile roof, and its associated curtilage. The site is within a suburban location within the Development Boundary.

PROPOSAL

The application seeks permission for a single storey front extension to make the kitchen more accessible for a wheelchair users. The proposed development will mirror the existing forward facing front gable of the property, and be approximately 4 metres wide, 3.35 metres tall, and extend 1.55 metres from the front elevation which is set back from the existing front gable. The proposed extension will not come forward of the existing front gable end.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- MD/1999/0402. (OLD REFERENCE: 99/01132/FUL). DESCRIPTION: Domestic extension (single storey). DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Cheadle Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions

subordinate to the dominance of the original building. While front extensions can risk being dominating over the front elevation of the original building, the proposed extension will not come forward of the furthest point of the existing principal elevation, the forward facing gable end.

The proposed extension will infill a gap between the existing gable and the front door and is not considered to be dominating to the original property. However it is considered that the extension when combined with the existing front facing gable will appear unusual, other bungalows in the street scene, with the exception of the neighbour at number 10, have not been extended to the front. Therefore, the extension will appear noticeable. However, the extension has a relatively minimal depth, at just 1.55m, and therefore is not overly prominent. Moreover, the property lies towards the end of the cul de sac, set behind the neighbour at number 6, which limits its visual impact. On balance, it is considered that the development would not be significantly harmful to the visual character of the street scene to warrant refusing this application.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by 10 Croxden Close to the south, and 6 Croxden Close to the north. Due to the scale and siting of the proposed development, there are not considered to be any issues relating to neighbour amenity.

Highway Safety

Paragraph 114 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposed development does not add an additional bedroom, or remove parking availability, and SCC Highways have not raised any concerns. The proposal is therefore compliant with Policy T1 and acceptable on highway safety grounds.

CONCLUSION / PLANNING BALANCE

On balance, and in light of the above, the proposed development does not conflict with Local or National policy, and would not have a detrimental impact on neighbour amenity, highway safety, or on the street scene. The proposed development is therefore considered acceptable, and recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 20/09/2024

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council