

DELEGATED DECISION REPORT

SMD/2024/0496
Valid 01/11/2024

146 LEEK ROAD
CHEADLE

PROPOSED TWO STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design
- Amenity
- Highways

DESCRIPTION OF SITE

The site consists of a detached 1930's red brick dwellinghouse and its associated curtilage. It fronts on to Leek Road, which is an unadopted road which runs parallel to the A522 for approximately 100 metres. The site is in an edge-of-town location and backs on to agricultural land. The site is within the Development Boundary. The dwelling is not Listed or within a Conservation Area.

PROPOSAL

The application seeks permission for a two storey rear extension with a pitched roof, to be finished in brick and roof tile to match the existing. The extension will be approx. 7.8 metres to the roof ridge, 6.3 metres to the eaves and 3.6 metres wide, and extend 4 metres from the existing rear wall of the house. The house is an L shape, and the proposal seeks to 'square off' the development. The rear elevation of the proposed extension will feature large glass windows at ground and first floor level, as well as a glass apex window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

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

Appendix 2 Parking Guidance

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 139.

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

- SMD/1986/0524. (OLD REFERENCE: 86/00226/OLDDC).
DESCRIPTION: Alterations and extensions to form kitchen with bathroom over and garage extension. DECISION: APPROVED.
- SMD/2024/0383. DESCRIPTION: Proposed two storey rear house extension. 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

Cheadle Town Council has no objections to this development, and would support the Application in principle.

Staffordshire County Council Highways

No comments received.

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, and ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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.

In this case, the rear extension has been proposed with a gabled roof. The property itself, however, is characterised by hipped roofs, which are a typical and distinctive feature of properties of this period. The gabled roof would therefore fail to harmonise with the parent building.

This would be exacerbated by the fact that the property is on the end of a row with an open aspect to the side and rear. The gabled roof form would be visible in profile from the public domain and would create a dominant feature as the site is in a prominent position visible from the A522 Leek Road, as well as the Cheadle 31 Public Right of Way.

Furthermore, the proposal does not reflect local design styles in regards to the design of the windows. The rear elevation contains an excess of glazing which does not reflect the solid to void ratio of the original dwelling. Similarly, the glazing which extends up into the apex of the roof is not characteristic of this era of property or the area generally and contradicts design guidance and supplementary planning documents.

The design of the proposal diminishes the dominance of the host building by competing with the gable on the principle elevation, and also negatively affects the character of the local area, and is therefore contrary to the Design Principles SPD and Policy DC.

Overall, the proposed elevation creates fails to harmonise with the original dwelling and would detract significantly from the character and appearance of the host dwelling and the street scene and surrounding area within which it sits. This is

exaggerated by the fact the site is located in a prominent location along Leek Road. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, and Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 144 Leek Road to the south east, and by agricultural land to the north and west. The proposed development infills an existing 'gap' in the L shaped building, and all the windows would face agricultural land. Due to the infilling, there would be no additional shadow or mass created by the extension which would negatively affect neighbours. Overall the extension is considered to be acceptable in terms of residential amenity.

Highway Safety

Paragraph 104 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 proposal would increase the number of bedrooms at the property from three to four, which would require a third parking space on the site in order to comply with the Parking Guidance found in Appendix 2 of the Local Plan, as well as Policy T1. While a parking plan has not been provided, a site visit showed that the property can accommodate three vehicles on the site, and therefore complies.

CONCLUSION / PLANNING BALANCE

The proposed development does not constitute good design, and is contrary to Policy DC1 of the Local Plan, the adopted design guide SPD's, and the NPPF. Paragraph 134 of the NPPF states that development that is not well designed should be refused. The proposal is not of good design and the recommendation is therefore to refuse.

OFFICER RECOMMENDATION : REFUSE.

Recommendation Date: 19/12/2024

Case Officer: Reuben Berriman

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council