

DELEGATED DECISION REPORT

SMD/2024/0521
Valid 06/12/2024

73 FOLLY LANE
CHEDDLETON

**PROPOSED SIDE AND REAR
EXTENSION TO EXISTING
DWELLING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on neighbour's amenity

DESCRIPTION OF SITE

The dwelling is located to the southern end of the 'Larger Village' settlement Cheddleton South II. The dwelling is a pre war semi detached red brick property with a hipped roof and rendered sections. There is a long driveway to the front behind a roadside dry stone wall. To the side of the dwelling a flat roof garage side extension has been added. At the rear the dwelling's large back garden has boundary with open green belt field.

The dwelling is in a row of other similar house types, typical of the age and character of the properties – tiled hipped roofs, shared central brick chimney stacks, render sections, bay windows at ground and first floor.

PROPOSAL

Two storey side extension to replace the flat roof garage at the side of the dwelling. At the rear the two storey addition would extend 2.5m from the rear wall to the side of an existing single storey lean to outrigger. The addition would be built from matching red brick that would provide contrast against some of the render sections already applied.

The addition would provide a garage and utility room at ground floor with an up and over door. At first floor a 4th master bedroom with ensuite would be provided. The front of the addition would be recessed and set back behind that of the original front elevation and that in turn would drop the roof ridge to a subordinate height level below that of the main roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS8 Larger Village Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Appendix 2 Parking Guidance

SMDC Design Guide 2018 SPD
Space About Dwellings SPG

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0323 Side and Rear Extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th Feb 2024

Neighbour consultation period ends: 11th Feb 2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton PC: No Objection providing the neighbour does not lose amenity

OFFICER COMMENTS

Principle of Development

The dwelling is in an established residential area within the 'larger village' of Cheddleton. Here Local Plan area strategy policy SS8 applies. The policy makes provision for well designed householder development to meet local needs, providing the development complies with design policies DC1 and the SMDC Design Guide SPG.

Design and Impact on Character and Appearance

In 2020 a very similar form of development was granted planning permission. From the front and side the proposal would appear the same as what has been previously approved, with a set back and recessed front elevation and a dropped subordinate ridge line to the hipped roof of the side addition. Red brick to match those of the original dwelling would be used to provide a pleasing contrast and varied colour/material pallet against the render sections which have already been applied and assimilate the property with its adjacent neighbours and the prevailing character of the area.

This proposal is varied by omitting a large flat roof extension at the rear in favour of a two storey narrow column that would extend 2.5m from the rear wall adjacent to an existing lean to outrigger that has been already built as development permitted by the GPDO.

The extension as now proposed would have a good relationship with the original dwelling and the adjacent properties. The roof ridge of the addition would be subordinately lower, the upper front wall set back, the width is proportionate with that of the original building and proposed building materials would match those of the original building.

At the rear, the proposed proportions and arrangement of shape (with the hipped roof two storey rear extension tied into the lean to single storey form) would be an improvement on the large flat roof single storey addition previously approved.

Overall, the development would assimilate with the character and appearance of the locality and the immediate street scene. The applicant's dwelling is in a row of other similar dwelling types and ages and either side of the property other dwellings have had two storey side extensions of similar form to the application proposal. The design of the proposal is acceptable and there would be no harm to the character and appearance of the area. There would be no conflict with policy DC1 of the Local Plan or the SMDC Design Guide in these regards.

Impact on Amenity

The adjoining neighbour at 71 has their own flat roof single storey addition that extends 2 -2.5m from their rear wall and has a side wall that flanks the boundary. The neighbour's existing addition matches the size and projection of the applicant's existing lean to single storey outrigger. The flank wall of the proposed two storey addition would be on the other side of the dwelling to that of the adjoining neighbour - approximately 6m from the boundary. It would not adversely affect any of the neighbour's windows at this proximity.

The non adjoining, adjacent neighbour at 75 has a blank, windowless, brick side elevation that would flank the side elevation of the proposed extension. The neighbour has their own single storey outrigger addition at the rear that extends from the original rear wall of the dwelling by a similar distance to the applicant's proposed additions. At first floor the nearest adjacent window to the boundary is a bedroom window in the neighbour's own two storey side extension. The window is set back from the dwelling's original rear elevation. However, measured on the satellite image available on 'Stat Map' the centre of the window would be 3.5m from the side wall of the proposed two storey extension that would extend no more than 3.5m beyond the position of that window. A 45 degree horizontal sight line from the centre of that window would not be obstructed and there would be no breach of the Space About Dwelling standard in those regards. The neighbour's bedroom window is, in any event, confirmed as a 'secondary bedroom window' which does not elicit the same protections under the standards.

Overall, the development would not have an unacceptable impact on the amenity and living conditions of the applicant's neighbours. There would be no conflict with Policy DC1 in those regards.

Highway Safety

73 Folly Lane is a 3 bed dwelling. The proposed addition would introduce a fourth 'master' bedroom. The development would result in replacement of the existing garage with a new garage integral to the form of the new two storey addition – the garage, however, would appear to be of substandard dimension to qualify as a parking space. A four bedroom dwelling should provide three off road parking spaces to comply with the Council's parking standards.

The whole of the dwelling's frontage is surfaced in a permeable gravel standing that provides ample driveway parking for three cars. The dwelling therefore already

complies with the parking standard and it is not part of the proposal to reduce the parking provision on site.

CONCLUSION / PLANNING BALANCE

An acceptable form of householder development that would not have an adverse impact on the character and appearance of the area or the amenity of the applicant's neighbours. There would be no conflict with any of the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 05/02/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council