

DELEGATED DECISION REPORT

SMD/2025/0024
Valid 23/01/2025

23 COLERIDGE DRIVE
CHEADLE

PROPOSED SIDE AND REAR
EXTENSION AND WIDER
DRIVEWAY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwelling and its associated curtilage, situated in the Cheadle West Ward. The site is within the Cheadle Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is bounded by neighbouring dwellings to the North, East and West. No. 25 Coleridge Drive lies to the East of the proposed site and No. 21 Coleridge Drive is situated to the West. The rear curtilage of the site adjoins the rear curtilages of No. 23 Hardy Close to the North-East and No. 38 Wordsworth Close to the North-West. The Coleridge Drive highway runs adjacent to the proposed site along the Southern curtilage.

PROPOSAL

The proposed development comprises a two storey side / front extension and a single storey rear extension to the dwelling. The proposed two storey side / front extension would have a total depth of approximately 8.95 metres and a width of 4.18 metres. It would protrude beyond the principal elevation of the dwelling by approximately 1.84 metres. The two storey extension would have a maximum height of approximately 7.50 metres and an eaves height of 5.10 metres. The proposed single storey rear extension would have a depth of approximately 2.50 metres and a width of approximately 10.10 metres. It would have a flat roof, with a total maximum height of approximately 3.32 metres measured from the highest natural ground level (to the top of the roof light). The extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including red facing brickwork, plain clay roof tiles and brown UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/1181 – Residential development, public open space and provision of access road. Approved.
SMD/1985/0575 – Site for residential development and ancillary open space. Approved.
SMD/1988/0486 – Service roads and associated sewers. Approved.
SMD/1999/0918 – Two storey domestic extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 20/03/2025
Neighbour consultation period ends: 28/02/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

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

Staffordshire County Council Highways

The property is a 3-bedroom, detached property situated on Coleridge Drive. The property benefits from off road parking.

The proposal is to construct a 2-storey extension to the side and rear of the property and will provide a living room, utility, WC and kitchen and a master bedroom with ensuite above. This will increase the number of bedrooms to 4.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

Parking for 3 vehicles is shown on submitted Drawing Number 01434- AL (0)02 (Site Layout Plan) and is in accordance with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0024) subject to the following conditions:

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Cheadle. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS7, new development should be directed to the most sustainable locations. The site lies within the market town of Cheadle, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed side / front extension would add a two storey element to the West facing side elevation and the principal elevation of the dwelling. The proposed extension would create a continuation of the pitched roof of the host dwelling, reflecting the character of the host dwelling. A forward projecting gable feature would be incorporated into the principal roof plane of the dwelling. Gable features are common on dwellings amongst the surrounding streetscape, thus it is considered to appropriately fit with the character of the street scene.

It has been noted that the proposed two storey extension would not be set down from the ridge or eaves height of the host dwelling. Thus it would not be compliant with the Staffordshire Moorlands Design Guide SPD, in that it would not have a subservient relationship with the host dwelling. Additionally, the two storey projecting gable would extend beyond the principal elevation of the dwelling, which could arguably result in a bulkier roof form and dominant addition to the dwelling.

Notably, a two storey side and front extension has been approved at No. 19 Coleridge Drive under SMD/2007/1019. The approved extension at No. 19 is not set down from the height of the host dwelling, nor is it set back from the principal elevation. However, the approved extension at No. 19 has a lesser width than the proposed extension at the site. Regardless of this, the site sits amongst a modern housing estate and the relationship between the neighbouring dwellings varies in circumstances. Whilst No. 19-23 Coleridge Drive have a comparative design and relationships to one another, the site has a completely different relationship with the adjoining neighbours at No. 25 Coleridge Drive.

No. 25 Coleridge Drive is a completely differently designed dwelling to the site, thus the relationship between the site and this neighbour is different. Although the two storey extension would be built close to the common boundary between the site and

No. 25, there is enough of a gap between the common boundary and the side elevation of No. 25 to minimise the risk of terracing and not disrupt the character of the area. Furthermore, due to the design of the neighbouring dwelling at No. 25, it is unlikely that the neighbours would ever build up to the boundary. Therefore, it is considered by the Council that an extension of a slightly larger width is appropriate in this instance.

The proposed rear extension would be single storey, therefore the maximum height of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would have a flat roof. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the rear extension would not form a prominent addition in the area and when viewed from the street scene. It would not be visible from the public domain due to it being located to the rear of the dwelling. On balance, although the proposed rear extension would conflict with the Design Guide SPD in terms of its flat roof, its' minimal visibility from the wider public domain would not result in a visually harmful addition to the dwelling. It is therefore considered acceptable in this case.

The proposed canopy to the front of the dwelling over the front door would have a simple pitched roof, which would complement the character of the dwelling. It would incorporate a gable feature over the front door, which reflects the gable features on the host dwelling. Furthermore, the canopy is not considered to be a dominant addition in the street scene, due to its subservient nature.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red facing brickwork, plain clay roof tiles and brown UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

I note that the proposed widening of the driveway could be completed under permitted development.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bound by No. 25 Coleridge Drive to the East and No. 21 Coleridge Drive to the West. The rear curtilage of the site adjoins the rear curtilages of No. 23 Hardy Close to the North-East and No. 38 Wordsworth Close to the North-West. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The proposed two storey extension would be within close proximity of the neighbouring dwellinghouse at No. 25 Coleridge Drive. The 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 25 and the central point of their closest fenestration (a ground floor side window), to ensure that light amenity will not be impacted. Although the two storey extension would breach the 45 degree rule to the closest side window on No. 25, this window looks to serve a garage. Thus, this window is not considered by the Council as a primary, habitable window which need to be protected. Moreover, an approximately 1.8 metre high common boundary close boarded fence and a single storey timber outbuilding belonging to No. 25 sits between the site and the side window at No. 25, which would collectively mitigate some shadowing impact.

The proposed single storey rear extension would be sufficiently stepped off the common boundary to ensure that there would be no breach of the 45 degree rule to the closest fenestration at No. 25. An approximately 1.8m metre high boundary fence sits on the common boundary between the site and No. 25, which would additionally aid in mitigating any shadowing cast as a result of the erection of the proposed rear extension.

The two storey extension would be located on the Eastern side elevation. As the neighbouring dwellinghouse at No. 21 Coleridge Drive is positioned to the West of the site, the two storey extension will be mostly tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is considered that the distance between the extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows, as the 45 degree rule would be complied with.

The proposed single storey rear extension would not create a detrimental loss of light into the rear principal windows of the neighbour at No. 21. After a site visit, an examination of the submitted site plan shows that the proposed single storey rear extension would not breach the 45 degree line from the closest rear window belonging to this neighbour. Furthermore, the approximately 1.8 metre high boundary fencing situated between the proposed rear extension and the neighbour, would aid in significantly preventing shadowing impact on the neighbouring property.

There would be no windows on any of the side elevations of the proposed extensions facing No. 21 or No. 25 Coleridge Drive. However, the addition of two first storey windows on the rear elevation of the two storey extension would be located in closer proximity to the neighbours at No. 25 Coleridge Drive. Despite the addition of

these windows, it is not considered that they would not lead to undue overlooking or loss of privacy for No. 25. Indeed this relationship and 'two way' overlooking is common in housing estates.

A set of bifold doors, two ground floor windows, a door and two first storey windows would be introduced on the rear elevation of the extensions which would face the neighbours at No. 23 Hardy Close and No. 38 Wordsworth Close. Notably, the rear curtilage of the dwelling slopes upwards to the common boundary between the site and the neighbours at No. 23 Hardy Close and No. 38 Wordsworth Close, which sit on considerably higher ground levels to the site. The common boundary treatment consisting of close boarded fencing and mature soft landscaping would mitigate any overlooking as a result of the ground floor fenestration additions. Furthermore, the first storey window additions would sit at an oblique angle to these neighbours, only facing towards their rear curtilages as opposed to towards any principal windows.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and should 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 extensions would increase the number of bedrooms of the dwelling from three to four. Although this would mean that an additional parking space would be required to meet the Staffordshire Moorlands Parking Standards, the applicants have demonstrated on the 'Site Layout Plan' that an additional parking space can be accommodated on the front driveway. Furthermore, the proposed extensions would not compromise the spaces for off-street parking on the driveway to the front of the dwelling, in compliance with Policy T1.

Staffordshire County Council Highways department have no objections, as the proposal would not detrimentally impact the available off-highway parking at the site.

Thus, the proposed extensions would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 13/03/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council