

DELEGATED DECISION REPORT

SMD/2024/0515
Valid 18/11/2024

35 HILLSIDE ROAD
CHEDDLETON

**SINGLE STOREY REAR
EXTENSION TO DWELLING,
REPLACEMENT OF EXISTING
MATERIAL WITH RENDER
AND REAR RAISED PATIO
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a link-detached two-storey dwellinghouse and its associated curtilage. The dwelling is constructed of red brick, with tile hung cladding detail to the first floor. A portion of the front elevation is also clad in stone. The dwelling has uPVC fixtures. The dwelling has an attached garage, and a driveway to accommodate 2 vehicles off-street. The site is in a suburban setting and within the Cheddleton Development Boundary.

PROPOSAL

The application seeks permission for the removal of mock stone cladding to the front elevation of the property to be replaced with brick to match, as well as the removal of the hung tile to the front elevation to be replaced with white render.

At the rear, a single storey white rendered extension is proposed, with roof tiles to match the existing, as well as the slight raising (approx. 0.08m) of a portion of the garage roof in order to add insulation. The proposed extension will extend approx. 4.05 metres from the original rear elevation and run almost the width of the rear elevation. The extension will have a dual pitched roof with a ridge at approx. 3.35 metres, and eaves at 2.4 metres; and bi-folding doors to the rear. The fence running parallel to the patio is also to be increased in height by 300mm to 1.8m (the top 300mm being trellis type fence) to aid neighbour amenity as the patio will sit approximately 330mm above the natural ground level.

Revised plans were requested to reduce the impact on the amenity of neighbours by reducing the height of the garage roof, as well as the extent of garage which is no longer being extended beyond its extant footprint. The rear patio was also revised to reduce the length by approx. 1.4 metres and increase the fence height as noted above. The consultation period was reopened for one week to make neighbours aware of the changes to the plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages 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

- SMD/2024/0193. DESCRIPTION: Single storey rear extension, raising existing garage roof, application of external wall insulation with render finish.
DECISION: APPROVED

CONSULTATIONS

Publicity

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

Public Comments

One objection, citing concerns regarding the loss of light as a result of the heightened garage roof.

Town / Parish Comments

Neither

Comments: Comment - Defer to SMDC if conforms to neighbour amenity and highways conditions included.

Staffordshire County Council Highways

Conditional:

1. Before the proposed development is brought into use, the access crossing to the parking area shall be extended across the entire frontage to match the parking area in accordance with details to be first submitted to and approved in writing by the local planning authority. The access crossing shall thereafter be completed in accordance with the approved drawings.

Reason: To comply with NPPF Paragraph 113 and 115; to comply with SMDC Local Plan Policy DC1; to comply with Highways Act 1980; in the interests of highway safety.

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.

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. The proposed development is appropriate in scale and design as it remains subordinate, as it is single storey and recessed from the side elevation. While white render is not a building material traditional to the Staffordshire Moorlands, it is considered appropriate in this setting, as a recent SMDC Planning Applications Committee meeting found white render acceptable at neighbouring 33 Hillside Road. With the amendments, the proposal is considered acceptable in terms of design.

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 33 and 37 Hillside Road. Due to the scale and location of the development and the amended plans which reduce the height of the garage roof and remove the rear garage extension, the rear extension is considered not to have a detrimental impact on neighbouring amenity and is acceptable in this regard. As the patio sits approx. 330mm above the existing ground level at its highest point, the height fence adjacent to the patio is to be increased by 300mm, bringing the total height of the fence to 1800mm, which is considered high enough to not have a detrimental impact on neighbour amenity by way of overlooking. As noted earlier a reduced depth to the patio was also negotiated during the processing of the application to protect neighbour amenity. With the amendments secured the proposal is considered acceptable in terms of 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 proposed development will not add an additional bedroom to the property, nor remove parking availability on the site, therefore the proposal is compliant with Policy T1 of the Local plan and acceptable in terms of Highway Safety. The proposal would not impact highway safety, despite the garage becoming a utility and no longer suitable for parking, the property can still accommodate at least two vehicles, as per the SMDC parking guidance.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle, in terms of amenity impact, design, and highway safety. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION: APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 03/02/2025

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council