

DELEGATED DECISION REPORT

SMD/2025/0070
Valid 24/02/2025

18 BEECH AVENUE
CHEDDLETON

SINGLE STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton Ward. The site is also within the Cheddleton development boundary, where positive development is encouraged to be concentrated. The proposed site sits on a prominent corner plot, enclosed by neighbouring dwellings on Beech Avenue and Moorland Road. No. 16 Beech Avenue is situated to the South of the site and No. 2 Moorland Road is located to the East. The Beech Avenue highway runs adjacent to the front, western curtilage of the site and the Moorland Road highway adjoins the Northern side curtilage of the site.

It is noted that a number of properties within the street have been extended, however, the established character of the street has been retained.

PROPOSAL

The proposed development comprises of a single storey side extension. The proposed extension would adjoin an existing single storey side and front extension approved under SMD/2008/1437. The proposed extension would allow for a larger kitchen. The extension would have a width of approximately 3.98 metres and have a depth of 3.70 metres. It would have a maximum height of approximately 4.06 metres and the eaves height would be 2.64 metres. The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, tiles and white UPVC. Revised plans were received during the course of the application to reduce the overall scale of the development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas 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
Part 7 – Details and Materials

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2008/1437 – Single storey front and side extensions. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/04/2025
Neighbour consultation period ends: 28/03/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Cheddleton Parish Council do not object to the proposed development.

Staffordshire County Council Highways

The proposal is for the construction of a single storey extension to the side elevation of the property to form a larger garage, utility and kitchen.

The garage will increase in size to (minimum internal dimensions) 4.9m – 5.9m wide by 4.6m long however this does not meet with the minimum internal dimensions for a single or double garage as stated in the Staffordshire Moorlands Parking Standards which are 3m wide by 6m long (single garage) or 6m wide by 6m long (double garage).

The current driveway can accommodate parking for 2 vehicles which is sufficient for a 3-bedroom property, and in accordance with Staffordshire Moorlands Parking Standards.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0070).

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 Cheddleton. 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 SS8, new development should be directed to the most sustainable locations. The site lies within the village of Cheddleton, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

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 needs 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 site sits on a corner plot between Beech Avenue and Moorland Road, thus it is in a highly prominent location amongst the streetscape. The width of the host dwelling is approximately 6.08 metres. Notably, a single storey side extension with a width of approximately 4.52 metres has already been approved at the site. Initially a larger extension was proposed which would have resulted in the width of the extended area to approximately 6.26 metres in total. Consequently, the extended area would have had a greater width than the original dwelling. The Council therefore considered that the combined extensions as initially proposed directly competed with the proportions of the original dwellinghouse, creating a visually disproportionate addition.

Furthermore, the height of the proposed side extension was considered excessive. The height of the existing single storey side extension sits below the eaves height of the host dwelling, ensuring a fully subordinate relationship with the host dwelling. Whereas, as initially proposed, an additional 1.10 metres of height would have meant that its maximum height would have exceeded the eaves height of the original dwelling. This is considered excessive for a single storey extension.

Since these issues were raised with the applicant, revised plans were submitted to the Council. The tapered side wall to the rear of the existing extension has been removed and the extension would be squared off to the rear. The side wall of the proposed extension would be set inwards from the side wall of the existing extension. The maximum height of the proposed side extension would be set down from the maximum and eaves heights of the parent building and existing extension, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD in this sense. Therefore, the proposed extension is now considered to be acceptable in terms of its design.

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. A prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brick, tiles and white 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.

The revised 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.

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. 16 Beech Avenue to the South and No. 2 Moorland Road to the East. Therefore, it becomes important to assess whether the amenity of these adjacent neighbours would be compromised.

The proposed single storey side extension would be located on the Northern side elevation. As the neighbouring dwellinghouse at No. 16 Beech Avenue is positioned to the South of the site, the single storey extension will be tucked behind the host dwelling on the opposite side to the neighbour. Furthermore the distance between the proposed single storey extension and the neighbouring dwelling would eradicate any chance of overshadowing.

The proposed extension would be within close proximity of the neighbouring dwellinghouse at No. 2 Moorland Road, to the east. Notably, No. 2 is on a higher ground level to the site, thus reducing the shadowing impact of the proposed extension. Following the completion of a site visit and assessment of the plans submitted, it has been established that there would be a breach of the 45 degree rule to the closest side window of No. 2. The single storey extension would predominantly align parallel with the side elevation of No. 2, which is mostly blank, but incorporates one ground floor side window. This side window appears to be a secondary window which serves the front room of No. 2, the primary window of this room being on the principal elevation. Thus, although there may be some marginal loss of light to this window, as a secondary window, the habitable room would still be served by other sources of light. Therefore, it has been concluded that no detrimental shadowing or overbearing impacts would be caused on any primary, habitable windows.

There would be no side windows on the single storey side extension which would face the neighbours at No. 16 Beech Avenue, thus their privacy amenity would not be impacted at all by the extension. There would be one new window located on the rear elevation of the proposed extension facing towards the neighbours at No. 2 Moorland Road. Notably, Moorland Road slopes upwards from the site, thus No. 2 Moorland Road is on a higher ground level to the site and has a ground floor window which is located on the side elevation towards the front of the property. The proposed window due to its lower ground position, not directly facing towards the neighbours window and the presence of a close boarded fence along the boundary would not lead to any detrimental overlooking impact to this neighbour. Furthermore, two ground floor and two first storey windows are already located on the rear elevation of the host dwelling. The addition of one additional ground floor window would not have any additional harmful impact than the existing windows on the rear elevation of the dwelling.

Highway Safety

Paragraph 108 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 extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, the spaces for off-street parking on the driveway to the front of the dwelling would not be compromised, in compliance with Policy T1. Staffordshire County Council Highways have commented that they have no objection to the proposed extension for these reasons.

Thus, the proposed extension 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. Revised plans were submitted, reducing the size and scale of the proposed extension to sit more appropriately within the context of the site. Therefore, the proposed development is recommended for approval, subject to all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 22/04/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council