

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**3 December 2020**

Application No:	SMD/2020/0545	
Location	27 Basford Bridge Lane, Cheddleton, ST13 7EQ	
Proposal	Proposed 2 storey side extension with central front porch	
Applicant	Mr Steve Proffitt	
Agent	N/A	
Parish/ward	Cheddleton	Date registered: 2 <sup>nd</sup> October 2020
If you have a question about this report please contact: Ailsa Berry, tel: 07583122644, email: <a href="mailto:ailsa.berry@highpeak.gov.uk">ailsa.berry@highpeak.gov.uk</a>		

## **REFERRAL**

The application is before committee as the applicant is employed by the Council.

### **1. SUMMARY OF RECOMMENDATION**

<b>APPROVE subject to Condition</b>
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### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The application site comprises a detached, two-storey dwellinghouse constructed of red brick and a tiled hipped roof. The dwellinghouse is located on the northern side of Basford Bridge Lane, within the Development Boundary of Cheddleton. The property is set back from the road by a front garden and a driveway extends along the western side of the property, to a detached single storey garage positioned in the rear garden. The property has a conservatory to the rear and is set on a higher ground level than the road. The application site is surrounded by dwellings to the north, west and east. Open fields, designated as Green Belt, are located on the opposite side of the road to the south.

2.2 The property has an unusual design in that its windows within the front elevation are positioned to the corners and wrap-around the sides, whilst the front door/porch is located on the front western corner of the property.

### **3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL**

3.1 Full planning permission is sought for the erection of a two-storey side extension and a central front porch.

3.2 The applicant sought pre-application advice from the Council regarding the proposed development and officers were supportive of the proposal, subject to some minor changes.

3.3 Details of the application scheme can be viewed at:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=140585>

#### **4. RELEVANT PLANNING HISTORY**

SMD/2014/0317      Erection of conservatory to rear of house  
Approved 14/07/2014

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The Development Plan comprises the Local Plan Development Document (adopted September 2020).

5.2 The following Local Plan policies are relevant to the application:

- SS1 Development Principles
- 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework (NPPF) revised.

5.3 The following sections of the NPPF (2019) are particularly relevant to this application:

- 2: Achieving sustainable development
- 4: Decision making
- 12: Achieving well-designed places.

#### **6. CONSULTATIONS**

##### **Public response to consultation**

6.1 None received.

##### **Cheddleton Parish Council**

6.2 Cheddleton Parish Council object to this application as all applications should be decided on its own merits so not to be compared to previous applications. Not in keeping with the street vernacular. Overdevelopment with no access to the rear of the property also, imposing and overbearing.

##### **SCC Highway Authority**

6.3 No objection. The proposal will increase the number of bedrooms from 2 to 3. Currently the property benefits from a garage, however, the proposed side extension

will sever vehicular access to the garage. The existing front garden will be altered to accommodate off-highway parking for 3 vehicles, as detailed on drawing SP-05 and meets with Staffordshire Moorlands Parking Standards which states: detached/semi-detached up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space).

6.4 The proposal is not considered to have a detrimental impact on the highway.

### **Severn Trent Water**

6.5 No objection to the proposals and do not require a drainage condition to be applied.

## **7. OFFICER COMMENT AND PLANNING BALANCE**

7.1 The main issues relate to the impact the development would have on the character and appearance of the existing dwellinghouse and the surrounding area; its impact on highway safety; and its impact on the residential amenity of existing residents.

### Principle of Development

7.2 The dwellinghouse is located within the Development Boundary of Cheddleton; a 'larger village' as identified by Local Plan policy SS8. Extensions to dwellinghouses in larger villages are considered acceptable in principle as they accord with both local and national planning policy.

### Impact on the Character and Appearance of the Area

7.3 Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

7.4 Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

7.5 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.

7.6 It is proposed to remove the existing corner porch and erect a two-storey side extension that will project 4.7 metres from the western side of the existing dwellinghouse into an area currently occupied by the property's driveway. The extension will be flush with the front and rear elevations of the original dwellinghouse and a gap of between 0.9m-1.35m will be maintained to the boundary shared with 'Ryecroft' to the west. The extension will have an eaves height to match the existing dwellinghouse, whilst the ridge height of the dwellinghouse will be increased by approximately 0.8 metres. This is to ensure that the dwellinghouse continues to have a hipped roof, rather than a hipped roof to the sides with a flat top. A new porch will be

constructed centrally on the front elevation that will project 1.65 metres from the front elevation and will have a pitched roof. One of the first floor wrap-around windows will be replaced with a centrally located window. However, the wrap-around windows will be used to the ground and first floor corners of the front elevation of the proposed two-storey side extension. The whole of the front elevation will be rendered to ensure the building has continuity of materials, whilst the side and rear of the extension will be constructed of brick to match. The roof will be tiled to match the existing roof, with the front elevation re-using those tiles from the rear/side roof slopes to ensure continuity in appearance, age and weathering.

7.7 Consideration was given to reducing the height of the roof in order to create a more subordinate design. However, this would result in a roof with hipped sides and a flat top, which understandably, the applicant did not want to do. Consideration was also given to stepping the side elevation back from the front of the dwellinghouse. However this would have resulted in the porch being positioned off-centre or having an awkward join to the front elevation. Whilst the proposed extensions are not subordinate to the existing dwellinghouse, they achieve a coherent, double-fronted design that will have the appearance of a large, detached dwellinghouse sited in a large plot. The extension will continue the wrap-around design of the dwelling's existing front windows and the extension is considered to improve the character and appearance of the existing dwellinghouse by relocating the awkwardly positioned corner porch and the high solid-to-void ratio featureless front façade. The render will remove the possibility of mismatch of materials and given the gap to the dwelling to the west, no terracing effect will occur. Furthermore, this gap, coupled with the change in ground levels between the property and its neighbours to either side will mean that the increase in roof height will not appear out of place in the wider street scene.

7.8 The dwellinghouse is located on the northern side of Basford Bridge Lane, which rises up from east to west, resulting in each property being slightly higher than the neighbouring property to the east. In addition, 'Ryecroft' to the west of the application site occupies a corner plot and therefore the large side/rear garden of this property creates a significant break in the street scene. Basford Bridge Lane comprises a mix of property types, styles and materials with bungalows, dormer bungalows and two-storey houses; both detached and semi-detached properties; red bricks, brown bricks, full and partially rendered properties; hipped roofs and pitched roofs; and 1930s properties through to newly constructed properties. It is therefore whilst the comments of the Parish Council are noted it is considered that the development would be in-keeping with the street scene vernacular, as the vernacular of the street is so diverse. Whilst the proposed development will increase the width and height of the existing dwellinghouse and alter its front elevation to render, it is considered that this will be acceptable in the street scene and will not have a detrimental effect.

7.9 The proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2019) in respect of design.

#### Impact on Highway Safety

7.10 Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

7.11 The Highway Engineer has assessed the application and raises no objection to the proposed development. However, it should be noted that the Highway Engineer considers the existing dwellinghouse to have two bedrooms with the proposed extension increasing the number of bedrooms to three. Whilst one of the first floor bedrooms is annotated 'study' on the submitted drawings, it still comprises a room that could be used as a bedroom and therefore the existing number of bedrooms at the property is three, with the proposed extension increasing the number of bedrooms to four.

7.12 To accord with the Council's Parking Standards outlined at Appendix 2 of the Local Plan (2020), a dwellinghouse with 4no. bedrooms should have 3no. off-street parking spaces. This has been demonstrated on drawing SP-05. Providing a condition dealing with the provision and retention of these parking spaces is attached, it is not considered that the development will have a detrimental effect on highway safety.

7.13 The proposed extension is therefore considered to comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019) in respect of highway safety.

#### Impact on Residential Amenity

7.14 Local Plan policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The Council's adopted supplementary planning guidance recommends that a minimum distance of 21m is achieved between principal elevations and 13m between a flank elevation and a principal elevation.

7.15 To the west of the application site is 'Ryecroft', No. 48 The Avenue that comprises a large, detached, two-storey dwellinghouse. The property occupies a substantial corner plot with its front elevation facing The Avenue and its rear elevation facing towards the application site. 'Ryecroft' is angled within its plot so that the windows within its rear elevation directly face the rear garden of the application site. However, the property also has a ground and first floor bay window on its southeastern rear corner that provides multi-directional views.

7.16 At its closest point, the proposed extension will be sited approximately 19 metres from the rear elevation of 'Ryecroft'. A secondary ground floor living room window will be positioned in the side elevation of the proposed extension facing towards 'Ryecroft' whilst there will be wrap-around windows within the ground and first floor corners of the proposed extension, to reflect the design of the existing dwellinghouse. These wrap-around windows would have the effect of being secondary to the section of window facing towards Basford Bridge Lane. A closed boarded fence forms the boundary treatment between the application site and 'Ryecroft' which will obscure the ground floor windows, whilst a separation distance of some 19 metres between the two properties is considered to comprise an acceptable distance so as not to have a detrimental affect the amenity of 'Ryecroft'.

7.17 To the east of the application site is No. 29 Basford Bridge Lane; a two-storey detached dwellinghouse located on a slightly lower ground level than the application site. The proposed extension would be located on the opposite side of the

dwellinghouse to No. 29, whilst the proposed porch would be centrally located approximately 8 metres from the shared boundary. It is for these reasons that the proposed development will not have a detrimental effect on the amenity of No. 29 Basford Bridge Lane.

7.18 The property to the rear (north) of the application site, No. 64 Grange Road, occupies a corner plot and therefore is angled away from the dwellinghouse at the application site. The proposed two-storey side extension will be flush with the property's rear elevation and a distance of approximately 36 metres will separate the proposed extension from the rear of No. 64. It is for these reasons that the proposed development will not have a detrimental effect on the amenity of No. 64 Grange Road.

7.19 No properties are located on the opposite side of Basford Bridge Lane from the application site.

7.20 The proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019) in respect of amenity.

### Planning Balance & Conclusions

7.21 For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval

## **8. RECOMMENDATION**

**8.1. That planning permission be APPROVED for the erection of a two-storey side extension and a centrally located porch, subject to the following Conditions:**

- 1. 3-year timeframe.**
- 2. Materials as application.**
- 3. The front roof slope shall be tiled using those tiles from the side/rear elevation of the existing dwellinghouse.**
- 4. Parking, as shown on drawing SP-05, to be in place prior to the occupation of the extension and retained in such a form thereafter.**
- 5. Approved plans and drawings.**

