DELEGATED REPORT

FILE REFERENCE: SMD/2016/0215

MAIN ISSUES:

Principle of development. Design/visual impact. Neighbour amenity.

PUBLICITY/REPRESENTATIONS:

Leek Town Council – Recommend approval of the application. Comment that the scheme is not unneighbourly.
Neighbour notification – One letter of representation received confirming that the neighbour from Whitegates has no objections to the application.
Site notice – Displayed on 15th April 2016.

CASE OFFICER ASSESSMENT:

This is a householder application for the erection of a single storey rear extension to a dwelling known as White Lodge, Buxton Road Leek. The application property is a large, detached, white rendered dwelling, set back from Buxton Road, benefitting from two vehicular accesses and a large off road parking area. There is a large garden area to the rear of the house which is well screened by trees/vegetation and provides a private space.

For the purposes of planning policy consideration the application site is located within the Leek Town Development Boundary where there is a presumption in favour of development subject to all other planning matters being satisfied. In this instance the other planning matters to be considered are those of design/visual impact and neighbour amenity.

The proposed extension would allow the enlargement of the kitchen area by infilling a recessed area at the rear of the property. Whilst the land levels are fairly even, there is a slight drop towards the rear of the house therefore the new addition would have a small staircase leading up from the garden area in order to provide level access within the dwelling itself. The proposed extension would mainly have a flat roof with decorative eaves and a centrally positioned ornate roof lantern. It is proposed that the external walls would be finished with a render to match that used for the existing house and the lower parts of the wall (below damp proof course) being finished in brick. There are no design objections to the application, the proposed extension is modest in size in relation to the existing house and would not detract from the character of the property. Due to its rear elevation position, the addition would not have any wider visual impact implications, it would not be seen from the road and would be screened from view from neighbouring properties. Due to the size of the domestic curtilage, there would be no adverse impact upon any surrounding dwelling. No overlooking or overbearing relationship would occur. It is noted that the Town Council and the occupant of a neighbouring property have written to the council to confirm their support of the plans.

For the reasons set out above, it is recommended that the application is approved subject to conditions, including the standard 3 year timescale implementation requirement, materials and completion in accordance with the submittedplans.

RECOMMENDATION: Conditional approval.

Date 06/05/2016 **Signed** _____
Lisa Jackson

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____