DELEGATED REPORT

FILE REFERENCE: SMD/2016/0282

MAIN ISSUES:

Design / Conservation Area
Residential amenity
Highway safety

PUBLICITY/REPRESENTATIONS:

This application has been publicised by means of press notice, site notice and letters sent to neighbouring occupiers. No representations have been received.

CONSULTATION RESPONSES:

Leek Town Council – Recommend approval.

Conservation Liaison Panel – No objection. Side-hung timber doors required for garage. First floor windows and toilet window should incorporate glazing bars to retain the cottage character.

Highways – No objection.

CASE OFFICER ASSESSMENT:

The application site relates to 15 Naylors Yard, which is an end terraced, two storey cottage with detached garage and associated garden/yard area. The site is within the Leek Conservation Area. The Conservation Area is broken into five character areas and the site is situated in the central section with the market town and St Edward's Church. The application proposes the demolition of the existing garage and the erection of a two storey side/rear extension.

Design / Conservation Area: Policy DC1 (Design Considerations) outlines that all development should be of high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council's Design SPD. Policy DC2 states that the Council will safeguard and, where possible, enhance the historic environment, including the setting of conservation areas by, amongst other things, resisting development which would harm or be detrimental to the special character and historic heritage of an area.

The proposal is considered to represent good design, which will reflect the design of the existing property. The overall appearance will be simple in form replicating features present in the existing house, such as the fenestration, brickwork and materials. It is considered that the scale, form and appearance of the proposal will complement the existing property. In terms of the impact on the Conservation Area, the proposal will replace an existing garage that is unsightly and therefore the Conservation Area will be enhanced. The scale and mass of the proposal can be accommodated within the site and the character and appearance of the host dwelling will be preserved. Therefore, the contribution to the historic asset would be preserved. The Conservation Liaison Panel raise no objection, subject to the requirement for side-hung timber doors for the new garages and first floor windows and toilet window to incorporate glazing bars to retain the cottage character. These details can be required and agreed by way of condition.

Impact on Amenity: Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Whilst the scale of the extension is substantial relative to the existing cottage, the separation distances and orientation between the proposed development and the neighbouring properties is such that there would be no overbearing impact or loss of light to the neighbouring occupiers. Proposed windows in the extension would not result in significant overlooking of the neighbours. Proposed new first floor windows in the extension have been positioned carefully to avoid direct, intrusive overlooking of the neighbours. The impact on nearby residential amenity would be acceptable.

Highway safety: Policy DC1 states that development should meet the necessary car parking standards for the proposed use. The Highway Authority raises no objection to this development. Traffic volumes in the area surrounding the site are very small and speeds are very low. There is replacement parking proposed to compensate for the loss of the existing garage and ample manoeuvring space is to be provided within the site.

RECOMMENDATION:

APPROVE

Date 29/06/2016 **Signed** _____
Mark Ollerenshaw

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____