**DELEGATED DECISION REPORT**

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| **SMD/2016/0480**<br>**Valid 02/08/2016** | **18 MOUNTSIDE GARDENS**<br>**LEEK** | **PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

- Impact of proposed development on character and appearance of host building and wider street scene;
- Residential amenity; and
- Highway safety

**DESCRIPTION OF SITE**

The application site comprises of a detached red brick dwelling which sites on a modern housing estate on the edge of Leek town's development boundary. To the front of the dwelling is a small garden with tarmacadam driveway whilst a larger garden provides the private amenity space for the dwelling to the rear. A uPVC conservatory has been added to the rear elevation. The land falls away gradually in an east to west direction.

**PROPOSAL**

This is a householder application which seeks consent for a first floor extension over the existing integral garage. The proposed development would provide additional space, including an en-suite to the existing master bedroom.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Core Strategy Development Plan Document (Adopted 2014)**

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

**National Planning Policy Framework**

Chapter 7 – Requiring Good Design

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None

## CONSULTATIONS

### Publicity

Neighbour consultation period ends:30th August 2016

### Public Comments

No representations received.

### Town / Parish Comments

Recommend approval provided not unneighbourly.

## OFFICER COMMENTS

### Principle of Development

The application relates to a site located within an established residential area within the Leek development boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

### Design

Policy DC1 (Design Considerations) states that all development should be of a 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 SPG. The SPG with reference to extensions confirms that extensions should be subordinate to the existing building so that the original house dominates.

The proposed extension would be sited above the existing single storey garage. The proposed development has been designed so that its ridge height is set lower than that of the main dwelling to ensure that it has a secondary and subservient appearance. It will be constructed from red facing brickwork and roof tiles to match the existing. Several similar extensions are evident within the locality including but not limited to numbers 27, 30, 39, 43 & 53.

The proposed extension is considered to be of an acceptable size and scale and its form , design and materials reflect and respect those on the host building.

### Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed development is not considered to be prejudicial to the reasonable enjoyment of any of the surrounding residential properties. The property to the south, number 20, sits slightly further back than the application building. Whilst there is a first floor widow in the near facing gable of this building, it is obscure glazed. No windows are proposed in the gable of the proposed extension. The proposed extension would not project any further forward than the existing arrangement to number 45 Mountside Gardens which occupies an elevated position on the opposite side of the cul-de-sac.

**Highway Safety**

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. The proposed development does not propose any additional bedrooms but an enlargement of an existing one. There would therefore be no requirement for any additional off road parking provision. Adequate provision is already provided for with secure parking in the garage and additional parking on the tarmacadam driveway. The proposed development would not be detrimental to highway safety.

**CONCLUSION / PLANNING BALANCE**

The proposed development is acceptable in principle and is of a size, scale, form and design which is in keeping with the character and appearance of the host building and wider surrounding area. The proposed development would not be prejudicial to residential amenity or highway safety.

**OFFICER RECOMMENDATION :** Approve.

**Case Officer: Teresa Critchlow**
**Recommendation Date: 11th October 2016**

X B.J. Haywood

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**