DELEGATED DECISION REPORT

SMD/2016/0519 **Valid 01/09/2016**	**20 PITCHER LANE** **LEEK**	**RETROSPECTIVE SINGLE STOREY FRONT, SIDE AND REAR EXTENSION (RE-SUBMISSION OF SMD/2016/0250)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

This application follows planning consent for the construction of a single storey side extension under planning reference SMD/2016/0250. The main point for consideration therefore is whether or not the proposed amendment would result in significantly greater harm to:

- The character and appearance of the application site and wider streetscene;
- The impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

The application site is positioned on the south westerns side of Pitcher Lane, close to the road junction between Pitcher Lane and Moorland Road. The site is located within a predominantly residential area and comprises a semi-detached dormer bungalow with a hard landscaped garden to the front and a soft landscaped garden to the rear. The application property is commensurate in terms of scale and form to other properties within the wider streetscene.

Work in association with planning reference SMD/2016/0250 has commenced.

PROPOSAL

This application has been submitted in response to the advice given by the Council's Enforcement Officer. It is understood that a complaint was received following a concern that the single storey extension was in fact higher than approved. An investigation confirmed that there was a discrepancy with the approved plans and the extension as built was 225mm higher than illustrated.

The increased height was regarded as a material alteration and accordingly this application seeks to rectify this point. Approval is therefore sought for the approval of a single storey side and rear extension of the same footprint and use as that approved, with a parapet height measuring 225mm greater than approved.

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

SMD/2016/0250 Proposed single storey front/side and rear extension
Approved 09.06.2016

CONSULTATIONS

Publicity

Site Notice expiry date: - 27.10.2016
Neighbour consultation period ends: 22.09.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council raise no objection subject to the extension not being unneighbourly.

OFFICER COMMENTS

Principle of Development

The application site is located within the Leek Town Development Boundary as defined on the Policies Maps. Therefore, in accordance with paragraph 14 of the National Planning Policy Framework (NPPF) and policy SS1a of the Staffordshire Moorlands Core Strategy, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. The principle of development in this location is therefore considered to be acceptable subject to matters of detailed design and the impact on residential amenity.

Design

Policy DC1 outlines 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 building dominates/

The application dwelling is a circa 1970's semi-detached dwellinghouse with box dormers to the front and rear. The dwellinghouse is commensurate in terms of scale and form to other properties within the streetscene. The application site forms the last plot on this side of Pitcher Lane and slopes down from the highway towards the rear site boundary. The extension as constructed encloses a former gap between the host dwelling and the south eastern site boundary. The extension extends the full depth of the dwellinghouse and projects 5m beyond the rear elevation. A flat roof ahs been constructed in line with the extant permission, albeit at a greater height. A feature pitched roof section is positioned to the front of the extension. External building materials match those of the host dwelling.

During the assessment of planning reference SMD/2016/0250 it was concluded that the proposed extension is considered to be of an acceptable design and scale that would appear proportionate to the scale and form of the host dwelling. Furthermore it was considered that the proposal would not result in harm to the character or appearance of Pitcher Lane or Moorlands Road. Having considered the revised scheme in the context of the site and wider locality it is not considered that the Local Planning Authority would justified in reaching different conclusion. This application is therefore considered to accord with the Design principles of policy DC1 and Chapter 7 of the National Planning Policy Framework.

Amenity

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

The application site is bound by no.20 Pitcher Lane to the north west and no's 35 and 37 Moorland Road to the south east. The proposed extension as constructed would be positioned approximately 5.5m from the site boundary shared with no.20 and is commensurate with the approved scheme. It is not considered that the additional height of 225mm would result in significantly impact on the amenity of this neighbouring property.

The extension has been constructed adjacent to the side boundary shared with no's 35 and 37 Moorlands Road. A site visit confirmed that the extension forms the boundary treatment with the remaining boundary being served by a timber fence. The height of the side wall of the extension is approximately 3.5m overall. Having viewed the extension from the neighbouring site I am satisfied that the development is not unduly overbearing. The application site is positioned to the north west of these neighbouring properties and accordingly would result in limited impact on sunlight and daylight.

No objections have been received from these neighbouring occupiers and taking account of the scale of the height increase and the positioning of the proposed extension relative to these neighbouring sites; it is not considered that the proposal

causes significantly greater impact on amenity over and above the extant permission. It is therefore considered that a refusal on such grounds is unlikely to be substantiated.

CONCLUSION / PLANNING BALANCE

This application seeks retrospective approval of a single storey side and rear extension. The extension is considered to be of an appropriate design and scale that would not detract from the character or appearance of the application site or wider streetscene. Consideration has been given to the increase in height and the additional impact imposed on neighbouring properties; the proposal is considered acceptable in this regard. This application is therefore considered to accord with policy DC1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 26.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council