DELEGATED DECISION REPORT

SMD/2016/0521 **Valid 22/08/2016**	**288 LEEK ROAD** **ENDON**	**PROPOSED TWO STOREY EXTENSION TO SIDE TO FORM NEW GARAGE WITH STUDY ABOVE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity
- Parking impacts

DESCRIPTION OF SITE

Leek Road is the busy A53 that runs through, the semi rural, Endon between Leek and the Potteries. The large, mainly detached houses, on both sides of the road are set back at least 20 metres from the carriage way edge. The majority of these houses are inter war or 1930s suburban type housing. However, 288 and its immediate neighbour 286 form an infill development of a pair of buff brick houses built in the 1970s. Mature trees and bushes, between house fronts and roadside are a consistent feature of the street scene.

The original dwelling at 288 has a relatively flat front with a lean-to canopy roof that runs across and forms a break just above ground floor. The concrete pan tile roof has a plain facing the road with a ridge that is parallel. The garage to the side of the property has a brick frontage and a tiled dummy pitch before running at the rear into a felted flat roof car port that has glazed casements forming a side wall. To the rear of the car port there is a brick utility extension with a lean to roof. Although it is not particularly visible from the front the arrangement of garage façade, car port and utility looks disjointed without any coherent design.

PROPOSAL

The submitted plan is a full working drawing with dimensions and construction notes for building regs. purposes. This is reassuring because it introduces a certain likelihood of the build being implemented as presented without need for any subsequent amendments.

The garage frontage and car port to the side would be removed and replaced with a full brick garage at ground floor and a study above that would be provided in a dormer style roof. The extension would run full depth of the house incorporating the existing utility. The ridge of the extension roof would be set back and sit about 1.2 metres below that of the main roof. From there a cat slide roof would drop to the

eaves of the ground floor at the front, with a centrally proportioned peaked dormer window. The top and sill of the dormer window should line up with those of the adjacent windows at first floor.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7. Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No Planning History

CONSULTATIONS

Publicity

Site Notice expiry date: 27/10/16
Neighbour consultation period ends: 4/10/16

Public Comments

None received

Town / Parish Comments

Awaited

Staffordshire County Council – Local Flood Authority

Property is in a flooding hotspot

SCC are aware of there being a flooding problem in 2011 with the Foul sewers at this address. But this may have since been resolved. We would recommend that the contractor speaks to the owner to see if they are aware of this problem. If not, they might talk to Severn Trent to see what happened on that occasion. If they are carrying out works to the sewers, there may be an opportunity to resolve the past problems and ensure the new extension will not be affected in future.

OFFICER COMMENTS

Principle of Development

The site is within a 'Larger Village' development boundary. The extension sensitively improves the facility and function of this dwelling by replacing and building on top of a poorly performing disjointed ground floor car port area. The size and design of the extension works well with the form and footprint of the existing dwelling - to this extent it represents sustainable development.

Sustainable development within the Cheadle Town Centre does not conflict with or compromise the spatial strategy policies of the Core Strategy.

Design

The centrally positioned dormer window would reflect a design detail that is common to some of the older 1930s neighbouring dwellings. With the subordinate roof line of the side extension it would introduce design character to this flat fronted 1970s dwelling without dominating its appearance.

Amenity

The proposal would not introduce any forward or rear projection and there would not be any windows in the first floor side elevation to cause any issue of overlooking. The study/new bedroom would have a high level roof light at the rear, as there is not the eaves height to have a full window, while the front would be served with a dormer window that shares a similar aspect to the other first floor windows on the front – As such there is no concern in respect of over looking or loss of neighbouring amenity.

The adjacent property closest to the extension is 2A Meadow Close. It occupies a corner plot and has unconventional aspect and arrangement. It appears to have primary outlook to the front, onto meadow close, and to the side, onto a garden area. The elevation that might be described as rear is closest to the extension proposal. However, it does not offer principal outlook because it is just 2.5 metres from the boundary fence, faces their own shed and greenhouse and has just two obscure glazed windows. Although additional first floor mass would be introduced above this rear elevation these factors mean that its impact would not be unduly overbearing.

Highway Safety

The extension does not consume any car parking spaces. While it effectively adds another bedroom the property has a long wide frontage with considerable off road parking space available.

CONCLUSION / PLANNING BALANCE

Planning permission should be approved for the development because it complies with the Policies of the Core Strategy and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 28.10.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council