DELEGATED DECISION REPORT

SMD/2016/0556	**95 HAREGATE ROAD**	**PROPOSED SINGLE STOREY**
Valid 07/09/2016	**LEEK**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design;
- Amenity.

DESCRIPTION OF SITE

This application relates to a site positioned on the northern side of Haregate Road, within an area that is predominately residential in character. The site comprises of a two storey semi-detached dwellinghouse with hardstanding to the front and a landscaped garden to the rear. The immediate streetscene is characterised by dwellings of varying type and architectural design.

PROPOSAL

Planning approval is sought for the construction of a single storey side extension that is to project 2.8m beyond the west facing elevation of the host dwelling. A depth of 6.8m is proposed, of which 1.8m would extend beyond the rear elevation. A dual pitched roof is proposed and external building materials are to match those of the host dwelling.

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

The is no site planning history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.10.2016
Neighbour consultation period ends:11.10.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council – Recommend approval subject to the development not being unneighbourly.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within the Leek Town Development Boundary. It is noted that an extension of a similar scale and form could be achieved under permitted development and accordingly this proposal is considered acceptable in principle.

Design

Policy DC1 (Design Considerations) 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 Design SPG. The SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

This application relates to a residential plot positioned on the northern side of Haregate Road. The immediate area is characterised by two storey semi-detached dwellings and bungalows of varying character and appearance. Planning approval I sought to construct a single storey side extension in order to provide additional living accommodation. The extension is to be positioned on the western side of the host dwelling and is to enclose the gap that currently exists between the dwellinghouse and the western site boundary.

The extension has been designed to provide a step of circa 1.5m from the principal elevation and accordingly the extension will appear subservient in nature. External building materials stated within the application are considered to be acceptable.

The proposed extension is considered to be of an acceptable design and scale that would not appear out of character or detract from the character or appearance of the application site and wider streetscene.

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

No.93 Haregate Road neighbours the application site to the west. A footpath that serves the rear of no's 87 – 93 Haregate Road separates the application site and this neighbouring property. The western site boundary is served by a timber fence measuring approximately 1.8m in height. A distance of no less than 4.5m would remain between the proposed extension and the side elevation of no.93. Taking account of these factors, in addition to the single storey nature and scale of the proposed extension it is not considered that the proposal would result in injury to the amenity of this neighbouring property.

No.97 Haregate Road forms the other half of the semi detached pair and bounds the application site to the east. Due to the positioning of the proposed extension relative to this neighbouring property and the distance from the boundary it is not considered that the proposal would lead to significant harm to the amenity of this neighbouring property.

This application is considered acceptable in this regard and therefore accords with policy DC1 of the Staffordshire Moorlands Core Strategy.

CONCLUSION / PLANNING BALANCE

This application seeks approval for the construction of a single storey side extension. The proposed development is considered to be of an acceptable design and scale that would not detract from the character or appearance of the application site or wider streetscene. Having considered the scale and positioning of the proposed extension relative to nearby residential properties it is not considered that the proposal would result in significant harm to residential amenity.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council