DELEGATED DECISION REPORT

SMD/2016/0562 **Valid 09/09/2016**	**44 WESTWOOD PARK AVENUE LEEK**	**PROPOSED TWO STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is located in the south western suburb of Leek named Westwood and consists of a rectangular plot of land measuring 10.5m in width x 37.5m in depth which contains No. 44 Westwood Park Avenue; ancillary amenity space; a private driveway; and a small garage, which is located at the far rear of the site.

No. 44 is a semi detached two storey property which adjoins No. 42 Westwood Park Avenue on its eastern boundary. The site is bordered on its western side by the plot of No. 46 Westwood Park Avenue and to the north by land associated with Westwood High School.

The wider streetscene comprises semi detached properties of varying age and design.

PROPOSAL

The proposed development comprises a two storey rear extension to the north western rear elevation of the existing dwelling which has a width of 4.9m and extends beyond the property by 5.4m. The proposed extensions are separated from the border with the neighbouring property, No. 46 Westwood Park Avenue, by the private driveway which measures 2.5m in width.

The ground floor is proposed to house a set of double doors on its north eastern elevation which opens out onto a patio area; and a second window on its north western elevation facing the rear boundary of the site.

The first floor is proposed to a single window on its north eastern elevation overlooking the patio area; and a set of doors on its north western elevation which extends onto a Juliet balcony, facing the rear boundary of the site.

The application has stated that the materials used to construct this proposed development will match the design, character and appearance of No. 44 Westwood Park Avenue.

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

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 56-58 Requiring Good Design

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has not been subject to any relevant planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 03.11.2016
Neighbour consultation period ends: 12.10.2016

Public Comments

No public comments have been received in respect of this application.

Town / Parish Comments

Leek Town Council (19th October 2016) Recommend for approval subject to not being unneighbourly

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary of Leek as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies.

It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies as set out above.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

The plans submitted by the applicant show that the ridge line of the proposed roof will mirror the height of the existing dwelling. The applicant has also stated a commitment to construct the development using materials which match the existing dwelling.

The overall design of the development is considered to reflect the good design principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Amenity

The Staffordshire Moorlands ‘Space About Dwellings’ Supplementary Planning Guidance (SPG) provides guidance for extensions and alterations development to ensure the privacy for existing and proposed residents and the protection of their amenities to enable reasonable enjoyment of their residence and garden.

Paragraph 11 of the SPG refers to the issue of Daylight. It states that “extensions or new buildings that are to be sited close to (or at right angles to) the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond:

a) The horizontal angle of 45 degrees measured on plan view from the mid point of the nearest principal window of an adjacent property and;

b) The vertical angle of 45 degrees measured on elevation from the mid point of the nearest principal window of an adjacent property.

The windows located on the upper floor of the neighbouring property to the west of the site (No. 46 Westwood Park Avenue) are secondary.

The submitted Location and Block Plan (Drawing No. 2016-2163-03) shows that the proposed development adheres to the guidance contained within this SPG with regards to the 45 degree angle, and as such there will be no adverse impacts in respect of loss of daylight or privacy to the residents of No. 46.

The neighbouring property to the east of the site (No. 42 Westwood Park Avenue), has a rear extension and area of amenity space (garden). The submitted plans show the inclusion of a window on the side elevation of the proposed development which is considered (from a raised height), to overlook the amenity space of No.42 and have an adverse impact upon the privacy of residents.

However, following discussions with the applicant, it has been agreed that this window will be obscured glazed to prevent future occupiers from overlooking No.42. I am satisfied that if this is enforced through an appropriately worded planning condition, the proposed development represents good and complies policies SS1, SS1a, DC1 of the adopted Core Strategy and relevant paragraphs of the NPPF.

Highway Safety

The application does not propose any alterations to the public highway nor does it seek to alter the existing private driveway to the property. As such I am satisfied that the application will have no adverse impacts upon Highway Safety and complies with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or members of the general public.

The application is considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 14 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Lisa Howard
Recommendation Date: 24th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council