DELEGATED DECISION REPORT

SMD/2016/0628 **Valid 07/10/2016**	**4 LADYDALE CLOSE** **LEEK**	**ERECTION OF SINGLE STOREY BAY TO FRONT OF PROPERTY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site is within the development boundary of Leek and comprises a detached dwelling which is one of a row of similar dwellings which face Ladydale Close to the west. There are other dwellings to the rear (east) and to the other side of the road.

PROPOSAL

The application is for a front-facing ground floor bay window which would project further forward of the main front wall of the house.

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

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.11.16
Neighbour consultation period ends: 1.11.16
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

OFFICER COMMENTS

There are other front projections on houses facing the road in this area and therefore the bay window would not be out of keeping with the area. There is no strong front building line and some variation in the distances between front walls and the road. Therefore the structure would not be harmfully prominent in the street scene. Its design would harmonise with the modern character and appearance of the house.

Given the minor nature of the proposal and the minimal projection there would be no impact on the amenity of neighbouring dwellings.

CONCLUSION / PLANNING BALANCE

The proposed extension is acceptable in terms of the character and appearance of the area.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Chris Johnston
Recommendation Date: 2.12.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council