DELEGATED DECISION REPORT

SMD/2016/0642 **Valid 14/10/2016**	**27 HATHERLEA SPRING GARDENS LEEK**	**ALTERATIONS AND REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building and wider surrounding area;
- Highway safety; and
- Residential amenity

DESCRIPTION OF SITE

The application site comprises of a two storey end terraced property which lies on the south eastern side of Spring Gardens Leek, at its junction with Morley Street. The building which is constructed from a mix of red facing brickwork walls and render under a plain clay tile roof occupies a tapering plot which measures 4.4m at the front and 9.6m at the rear. To the rear of the site lies a two storey projecting gable with a lean to attached at the rear. This leads to a flat roof garage with a monopitched car port that extends to the rear boundary. To the rear of the site is a pedestrian right of way which links Morley Street with Langford Street.

PROPOSAL

This is a householder application which seeks consent for alterations and a rear extension with balcony.

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
SS5a Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice posted 27th October 2016 expires 17th November 2016
Neighbour consultation period ends:4th November 2016

Public Comments

One email of support.

Town / Parish Comments

Recommend approval provided not unneighbourly.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Leek development boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

Design & Amenity

Policy DC1 (Design Considerations) states 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 house dominates. Policy DC1 also goes on to state that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension would be provided in a recessed area at the rear of the building and would allow the existing family room to be extended and the kitchen/dining room opened up to form one large open space. The submitted scheme proposed to extend the existing lean-to arrangement across the full width of the yard area. A balcony area would then be formed in the area between the extension and the rear elevation of the existing dwelling. In design terms there would be no objections to this arrangement. However the provision of a first floor balcony would give rise to issues of overlooking and loss of amenity to the occupiers of the neighbouring property given that it would be constructed alongside the shared boundary and the fact that it would extend beyond the neighbouring extension.

These properties have relatively small rear yard/garden areas for the size of their plots and whilst some degree of overlooking is already evident from the upper floor window of the rear elevation of the existing dwelling the proposal would exacerbate this to an unacceptable degree. The applicant's agent has been informed of these concerns and amended plans which omit the balcony area of the proposed scheme have been received. Whilst the proposed extension would result in further loss of the already modest rear garden area it is considered that the small area of retained rear yard area and the area to the front of the building would provide sufficient amenity space for both the existing and any future occupiers of the dwelling.

Highways
In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. The proposed development would not result in the loss of any car parking provision nor would any additional provision be required under the Council's adopted Car Parking Standards. The site is located within a sustainable edge of town location. Off street parking is provided to the front of the dwelling although this is not dedicated.

CONCLUSION / PLANNING BALANCE

On balance it is considered that the proposal is acceptable in principle and subject to the amended plans is of an appropriate size, scale, form and design, which is in keeping with the character and appearance of the host building. The proposed development would not be unduly prejudicial to the reasonable enjoyment of the residential amenity of any of the surrounding properties nor would it be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE subject to conditions

Case Officer: Teresa Critchlow
Recommendation Date: 21st December 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council