DELEGATED DECISION REPORT

SMD/2016/0769	**1 ROWNALL VIEW**	**TWO STOREY SIDE**
Valid 07/12/2016	**LEEK**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises a detached, two storey property situated at the end of a row of similar dwellings on the north side of Rownall View, with the western gable elevation of the property facing towards Wallbridge Drive. The site is within the development boundary of Leek.

PROPOSAL

The proposal is for a two storey side extension which will replace the existing single storey flat roof extension to the side. The proposed accommodation would provide a new kitchen and dayroom/utility room at ground floor with two new bedrooms above. The front and rear elevations of the extension are set flush with the existing front and rear building lines whilst the eaves and ridge lines would be continued at the same height as the existing. The proposed extension would roughly double the size of the existing dwelling. The footprint of the extension would be 8.4m by 4.7m, its eaves height would be 4.9m, and its ridge height would be 7m. The proposal would be finished in matching buff brick and concrete tiles.

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

SMD/1978/0794 – Extension to lounge and alterations to garage and car port – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/01/2017
Neighbour consultation period ends: 28/12/2016
Press Advert: N/A

Public Comments

None received.

Leek Town Council

Not unneighbourly – recommend approval.

Staffordshire County Council Highways

No objection, subject to conditions. The existing access crossing needs to be widened to accommodate the parking spaces. There is no drawing that shows the effect of this on the highway (number of kerbs to be lowered etc), hence a condition has been recommended requiring submission of details indicating the effect of the widening of the access on the public highway. Conditions recommended are as follows:

1 The development hereby permitted shall not be brought into use until the widened dropped access to the site within the limits of the public highway has been completed.

2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material in accordance with the approved plans.

3 Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating the effect of the widening of the access on the public highway, the access shall thereafter be constructed in accordance with the approved details.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary 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.

Although the proposed extension is relatively large and it would roughly double the footprint of the existing property, the proportions of the proposal and its detailed design are considered sympathetic to the existing. The proposal would be seen as a continuation of the existing development along this side of Rownall View. Whilst it would normally be desirable for a side extension of this nature to be set back and set down to disguise any mismatch of materials, to create a subservient appearance and to avoid a terracing effect, other properties on this side of the road have been extended in a like manner and the proposal would not appear out of character with the established street scene. Although it would break the established building line on Wallbridge Drive, the site sits at a slightly lower level than Wallbridge Drive to the west and the proposal would not, therefore, appear over-dominant in the street scene when viewed from this direction. There is also some hedge/tree screening on the side boundary which should soften the visual impact of the proposed development. Materials used in construction of the extension would match the existing dwelling and this can be ensured way of a condition attached to the recommendation.

The development thereby complies with the 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

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such 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.

The extension is proposed to the western gable of the dwelling, and does not extend beyond existing front and rear building lines where it is unlikely to significantly affect the amenities of nearby occupiers. The neighbouring properties on the opposite side of Rownall View are approx. 23m away from the proposal at the nearest point whilst the neighbouring properties towards the rear on School Close are even further away (approx. 34m at the nearest point). Given these separation distances, it is considered that there would be no significant overlooking or loss of light to the neighbouring properties.

In summary, the impact on neighbouring amenity is considered acceptable.

Highway Safety

The existing access crossing needs to be widened to accommodate the new parking spaces on the driveway. There is no detailed drawing that shows the effect of this on the highway (number of kerbs to be lowered etc), hence a condition has been recommended by SCC Highways requiring submission of details indicating the effect of the widening of the access on the public highway. Subject to the conditions recommended by SCC Highways being attached, 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

Case Officer: Mark Ollerenshaw
Recommendation Date: 30/01/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council