DELEGATED DECISION REPORT

SMD/2017/0072 **Valid 03/02/2017**	**EASING VILLA STILE HOUSE LANE LEEK**	**PROPOSED SINGLE AND TWO STOREY SIDE EXTENSIONS TO DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a detached two storey residential dwelling 'Easing Villa', located adjacent to Stile House Lane, together with associated amenity garden space, private driveway and a cluster of ancillary outbuildings. The site is situated outside of the settlement boundary in a rural area approximately 1km north east of Leek town centre. There are no neighbouring properties within a significant distance of the site.

The main dwelling 'Easing Villa' is a relatively large property. The front principle (south western) elevation is mock tudor in terms of design and appearance with white exterior walls, and a porch entrance. A fairly spacious parking area and small garden sits in front of the front elevation which is heavily screened from the public highway by conifer trees.

The side (north western) elevation is a main gable which has been subject to previous extension work carried out in the 1980's. The development to this single storey side elevation is made up of a main extension which protrudes outwards by approx. 4.8m. A small 'lean to' extends further outwards by 1.5m, resulting in an overall extension of 6.3m. To the rear of the main development on the side elevation, a second 'lean to' extension protrudes 3.2m from the main dwelling.

To the rear of the property is a conservatory which runs along the majority of the rear elevation. Beyond the conservatory lies a larger garden area. A cluster of ancillary buildings thought to be used as stables and a workshop area lie to the north west of the site either side of an open yard area.

PROPOSAL

The application seeks permission for a proposed single and two storey side elevation which would replace the existing extension described above. The submitted plans show that the proposed extension would extend some 8m from the main dwelling. The ground floor is shown to incorporate additional living space and utility room, with a patio area to the rear adjacent to the existing conservatory. The proposed first floor

is shown to comprise an additional ‘dressing room. The two storey aspect of the extension would extend 5m from the main dwelling and be subordinate to the existing ridge line.

With regards to fenestration, the rear elevation incorporates a set of double doors in the ground facing the garden area, and a dormer window is proposed in the first floor. The side elevation which faces the yard area, incorporates three narrow windows.

The submitted application form states that the proposed development will be constructed and finished in materials which correlate to those used in the existing main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD’s).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1980/1230 Alterations and Extensions (Approved)

SMD/1986/0610 Replacement of flat roof with pitched tile roof (Approved)

SMD/1987/0414 Extension to Sitting Room (Approved)

SMD/1988/0671 Extension to form Conservatory (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 17th March 2017
Neighbour consultation period ends: 27th February 2017
Press Advert: N/A

Public Comments

At the time of writing no public comments have been made in respect of this application.

Town / Parish Comments

Tittesworth Parish Council – No Objection

OFFICER COMMENTS

Principle of Development

The proposed development is located within the curtilage of the existing site boundary. The site is located in an area of countryside outside of the development boundary as defined by policy SS6c of the adopted core strategy. The site is not situated within any sensitive statutory designation and is not subject to any restrictive policies listed at footnote 9 to paragraph 14 of the NPPF. As such the presumption in favour of sustainable development is engaged.

The principle of development is therefore acceptable subject to compliance with relevant national and local planning policies relating to design and amenity.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy SS6c of the adopted core strategy is a strategic policy for the Other Rural Areas and applies to this site. The policy stresses the importance of new development within this area to where possible enhance the countryside.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In

particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

Following an assessment of the submitted existing and proposed elevation plans, it is considered that the proposed development is in keeping with the existing main dwelling and is acceptable with regards to scale, layout and massing. The proposed extension is designed to be subordinate to the main dwelling and is considered to represent an improvement in the overall appearance of the side elevation.

The submitted application form confirms that the proposed extension would be constructed and finished in materials which match those used in the main dwelling.

In light of the above, it is considered that the proposed development represents high quality design, enhances the quality of the countryside, and thereby accords with policies SS1 SS6c and DC1 of the core strategy and relevant paragraphs within Chapter 7 of the NPPF.

The application is therefore considered to represent sustainable development with regards to design within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires that new development protects the amenity of the area, which includes various aspects of residential amenity.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The site is situated within a rural location which is not located within close proximity to any residential properties. In addition, the site is very well screened from the public highway by natural vegetation. It is therefore considered that the proposal will not result in any adverse harm with regards to residential amenity and thereby accords with policy DC1 of the core strategy and paragraph 17 of the NPPF.

The application is considered to represent sustainable development in respect of amenity in accordance with policy SS1a of the core strategy and paragraph 14 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent to replace an existing side elevation extension with a new extension at the residential dwelling ‘Easing Villa’ which incorporates additional

living space and a utility room in the ground floor, and one additional room in the first floor..

The site is not subject to any restrictive policies as listed at footnote 9 to paragraph 14 of the NPPF and therefore the presumption in favour of sustainable development is engaged.

It is considered that the proposal will result in an improvement to the visual appearance of the side elevation and will strengthen the visual relationship of the extension with the main dwelling. The proposed extension will be subordinate to the main dwelling and will be constructed of similar materials.

There are no issues with regards to impacts to residential amenity of neighbouring residential properties.

In conclusion, the application is considered to accord with all relevant national and local development plan planning policies in respect of design and amenity. In the context of paragraph 14 of the NPPF it is therefore recommended that the application be approved subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 20th March 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council