DELEGATED DECISION REPORT

SMD/2017/0167 **Valid 13/03/2017**	**173A LEEK ROAD** **ENDON**	**PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land adjacent to Leek Road, Endon. The site contains a relatively recently constructed two storey detached dwelling with a front private driveway and a rear garden area accessed via a side entrance.

The site is bounded to the east by Leek Road (which runs north to south), to the south by 173 Leek Road and to the north by Endon High School. 173A Leek Road is set slightly behind the building line of the neighbouring detached property 173 Leek Road. Beyond the western rear boundary is the private rear garden area of 'GlenVilla' which lies some 30 metres to the south west.

The dwelling is constructed of a red/brown brick and has fenestration which is characterised by a white UPVC finish. The main part of the dwelling is characterised by blank gable walls on the northern and southern elevations. The rear elevation comprises a large gable which extends outwards by some 3.2 metres. The nature of this rear elevation means that there is a distance of 1.72 metres between the southern aspect of the rear elevation and the building line of the main dwelling.

The rear elevation has a pitched roof and contains an additional bedroom in the roof space approved as an amendment to the original dwelling. A set of double doors opens out onto the garden area which measures approximately 16.0 x 9.0 metres.

PROPOSAL

The application seeks consent for a single storey wrap around extension. The wrap around element of the extension would fill in the gap to the side of the rear extension meeting the building line to the side of the main part of the dwelling. The extension is shown to protrude 3.0 metres beyond the rear elevation and has an overall height of 2.71 metres.

The proposed development is characterised by a flat roof constructed of a GRP rubber roof system; a set of aluminium bi-fold doors which opens out into the garden

area; a UPVC Roof latern and black UPVC rainwater goods. The brickwork is shown as matching that of the existing dwelling. No fenestration is proposed to the southern elevation of the extension facing the neighbouring property 173 Leek Road.

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
DC1 Design Considerations

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2004/0511 Erection of a dwelling with vehicular crossing (Approved)

SMD/2008/1049 Roof ridge height amendment to approved plan (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 14th April 2017
Neighbour consultation period ends: 4th April 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Stanley with Endon Parish Council – No Objection (20th March 2017)

OFFICER COMMENTS

Principle of Development

The site is situated within the development boundary and the proposed development is within the residential curtilage of the main dwelling. The site is not covered by any sensitive statutory designations and as such is not subject to any restrictive policies listed at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

In light of the above, it is considered that the principle of development is acceptable subject to the application demonstrating compliance with 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 at paragraph 14 of the NPPF. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

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.

The Staffordshire Moorlands Design Principles SPD provides useful guidance for the scale, layout, form and appearance of proposed extensions.

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.

The proposed design results in the development being subordinate to the main dwelling and is considered to be of an appropriate scale, height and massing that is in keeping the character of the area and has a positive impact on the environment.

The materials used in the construction of the extension are proposed to match those used in the existing dwelling which is considered to reflect the design principles set out within policy DC1 of the adopted core strategy, the Design Principles SPD and Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires all new development to ensure that the amenity of the area, including residential amenity, is protected. Aspects of residential amenity include the right of current and future occupiers of neighbouring properties to satisfactory daylight, outlook, and privacy.

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.

No.173 Leek Road is the neighbouring property which sits immediately to the south of the site, and is bordered by a fence which measures approximately 1.8 metres. The proposed extension is single storey and does not contain any windows or doors on the southern elevation. Based on the relatively small scale of the proposed development, lack of habitable windows proposed and positioning of habitable windows to the rear of No.173 it is considered that the proposal will not result in any adverse impacts with regards to the residential amenity of No.173.

Given the positioning and distance of other properties within the immediate area, and small scale of the proposed extension, it is considered that no other residential property will be adversely affected by the proposed development.

No objections have been raised by any neighbouring property or member of the public.

CONCLUSION / PLANNING BALANCE

The application seeks consent for a single storey wrap around extension to the side and rear of No.173A Leek Road, Endon; a two storey detached property which is characterised by a large gable rear elevation.

The site is located within the development boundary and is not constrained by any restrictive NPPF policies set out at footnote 9 to paragraph 14. The presumption in favour of sustainable development is engaged.

The proposed extension is thought to be of an appropriate scale, height and massing which sits subordinate to the main dwelling, is constructed of matching materials, and therefore constitutes high quality design which respects the design principles set out within the SPD. The application therefore accords with policies SS1, SS1a, and DC1 of the core strategy and policies within Chapter 7 of the NPPF.

An assessment of the application has found that the proposed development will not result in any adverse impacts with regards to residential amenity to any neighbouring property and therefore complies with policy DC1 of the core strategy and paragraph 17 of the NPPF in this regard.

Overall, it is considered that the proposal accords with all relevant national and local planning policies and constitutes sustainable development. As such it is

recommended that this application be approved subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 3rd May 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council