DELEGATED DECISION REPORT

SMD/2017/0036 **Valid 26/01/2017**	**18 KING STREET** **LEEK**	**REAR EXTENSION AND INTERNAL REARRANGEMENT WORKS TO EXISTING DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Impact on the Conservation Area &
- Amenity.

DESCRIPTION OF SITE

This application relates to 18 King Street, a mid-terraced dwellinghouse with amenity space to the rear. The terrace historically formed weaver's garret houses and are recognised for their heritage significance. The application dwelling is an imposing three storey dwellinghouse with a single storey mono-pitched projection to the rear. A cobbled shared access separates the application dwelling from a domestic garden beyond.

PROPOSAL

Approval is sought for the construction of a single storey rear extension. Concerns were raised during the course of the application in respect of the depth of the extension and its consequential impact on the character of the dwellinghouse and wider terraced row. Amended plans been received that reflect the advise given. The proposed extension has been stepped in order to appear subordinate in nature.

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
DC3 The historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17

Section(s) 7, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

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

Public Comments

No representations received.

Town / Parish Comments

Leek Town Council consider the proposal not to be unneighbourly

OFFICER COMMENTS

Principle of Development

CS policy SS1 states that development should contribute to the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a, when considering development proposals the Council will make a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Design

Policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance. New development should protect the amenity of the area, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The site is located within Leek Town Conservation Area. Policy DC2 states that the Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance. This is to be achieved by resisting development that would harm or be detrimental to the special character and historic heritage of the District's towns and villages; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and by preventing the loss of buildings and feature which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

In accordance with Chapter 12 of the National Planning Policy Framework (NPPF), when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The applicant has responded positively to the advice given and amended plans have been submitted to address concerns raised in respect of scale and subordination. The LPA is therefore satisfied that subject to a condition to secure appropriate external building materials this application is considered acceptable in design and Conservation terms.

Amenity

CS policy DC1 requires all development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Due to the positioning of the proposed extension relative to nearby properties between existing additions, it is not considered that the development would cause undue harm to amenity.

CONCLUSION / PLANNING BALANCE

This application is considered to be of an acceptable design and scale that adequately respects the character and proportions of the dwellinghouse and historic terrace. This development would not cause significant injury to the amenity of nearby properties or result in a threat to highway safety. This application is therefore considered to accord with the relevant design and amenity policies of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 12.05.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council