DELEGATED DECISION REPORT

HNT/2017/0010 **Valid 17/05/2017**	**149 HAREGATE ROAD** **LEEK**	**PROPOSED SINGLE-STOREY WITH DOUBLE-PITCHED ROOF EXTENSION, PROPOSED EXTENSION TO EXTEND BEYOND THE REAR WALL OF THE ORIGINAL DWELLING BY 4.5 METRES, MAXIMUM HEIGHT OF PROPOSED EXTENSION, MEASURED EXTERNALLY FROM THE NATURAL GROUND LEVEL BY 3.5 METRES, THE HEIGHT OF THE EAVES OF THE PROPOSED EXTENSION MEASURED EXTERNALLY FROM THE NATURAL GROUND LEVEL BY 2.2 METRES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Impact of the development on the amenity of any adjoining premises [GPDO(2015) Schedule 2 Part 1 Condition A.4 (7)]

DESCRIPTION OF SITE

The application property forms one half of a semi-detached pair of dwellings (being attached to No. 151 Haregate Road) and stands in a row of similar properties on the north side of Haregate Road within a residential area of Leek.

PROPOSAL

The proposal is for a single storey rear extension, which would project 4.5m from the rear, its width would be 4.1m, its eaves height would be 2.2m and the ridge height would be 3.5m. The floor plan provided shows the extension sited adjacent to the boundary with the attached property, No. 151 Haregate Road. The extension would contain a door and window to the west facing side elevation and a window to the rear (north facing) elevation.

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

Paragraph(s) 1 to 17
Section(s) 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 20/06/2017
Press Advert: N/A

Public Comments

One letter has been received from a neighbouring occupier, who has queried the proposed treatment of drainage and surface water guttering, and queries whether the proposed extension comes rights up to the boundary with their property (151 Haregate Road) and whether this would block light.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

The procedure for the determination of a Householder Notification under GPDO (2016) Part 1 when a neighbour objection is received is given in Condition A.4 paragraph (7), "Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises".

Whilst the neighbouring occupier has not specifically stated that they object to the proposal, they have raised queries in relation to drainage and whether the extension

extends up to the common boundary and whether it would block light. It is therefore considered necessary to assess the impact on the amenities of neighbouring properties to either side of the site. Matters relating to drainage are not considered material to this application, but the agent confirms that such matters will be dealt with by Severn Trent Water during the processing of the application for a Building Over Agreement.

Amenity

The implications for amenity of any adjoining premises has been assessed by reference to Core Strategy Policy DC1 and the Council's Adopted Space About Dwellings supplementary planning guidance.

The proposed extension would abut the boundary with No. 151 Haregate Road. In relation to the ground floor rear principal window/double doors to No. 151, it is noted that the proposed extension would infringe on a 45 degree horizontal plane angle measured from the mid point but it would not infringe on a 45 degree vertical line. The eaves height of the extension is only 800mm higher than the existing boundary wall. In addition, the occupier of this neighbouring property has constructed a canopy extension across the rear of their property. Given these factors, it is reasonable to conclude that the proposal would not have a significant impact on No. 151 in terms of loss of light or overbearing impact.

In accordance with the GPDO procedure consideration is also given to the implications for any other neighbours. For No. 147 Haregate Road the proposed extension would not breach any 45 degree lines and the proposal is set a good distance away from the boundary with that neighbour. The proposal would not significantly affect the amenities of that neighbouring property in terms of loss of light or privacy.

CONCLUSION / PLANNING BALANCE

On the basis of the assessment set out above under Amenity it is considered that the application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 28/06/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council