DELEGATED DECISION REPORT

SMD/2017/0159 **Valid 14/03/2017**	**27 WALLBRIDGE CLOSE** **LEEK**	**BEDROOM EXTENSION OVER EXISTING GARAGE AND EXTENDING THE GARAGE FORWARD (SINGLE STOREY)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design and street scene
- Neighbour amenity

DESCRIPTION OF SITE

Wallbridge Close is a typical estate development of the mid to late 1960s characterised here by two storey houses in groups in which each group is of slightly differing design. The application property is the lower end one of four link-detached two storey houses of fairly uniform appearance. The Close rises markedly from the east to west and the application property is about half way up on the north side. A footpath ginnel passes up the side of the property against the house wall.

The house has been previously extended with a flat roofed two storey side extension towards the rear and a single storey rear extension.

PROPOSAL

To build forward of the earlier side extension at first floor level over the existing flat roofed garage adding a gabled dual pitched roof at right angles to the main house ridge line which runs from front to rear and to extend the garage forward slightly and add a lean-to canopy. The first floor element would be recessed slightly relative to the front elevation line of the main house.

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
SS5a Leek Area Strategy
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

SMD/1979/0603 (79/07540/OLDDC) construction of two-storey flat-roofed extension to provide bedroom and larger dining room

CONSULTATIONS

Publicity

Site Notice expiry date: 5th July 2017
Neighbour consultation period ends: 13th June 2017
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

OFFICER COMMENTS

Principle of Development

Within the Leek Town Development Boundary, development is acceptable in principle.

Design

The proposal meets the Council's design requirements in that the extension at first floor is recessed and adopts a pitched roof. There is some advantage to the proposal in that, for views from the font, it would mask the earlier flat roofed two storey piece to the rear.

Amenity

Assessed against the Council's Space About Dwellings guidance the development is acceptable in terms of relationship to neighbouring properties including principle windows. Consideration has been given specifically to the implications for the unattached neighbour to the east at No.28 which sits slightly lower by at most c.1.0m. For the ground floor principal window there is clearly no issue in respect of the 45 degree lines in either the horizontal or vertical planes. There is also clearly no issue for the first floor principal window in the horizontal plane – the proposed extension would not project so far forward as to reach beyond a 45 degree line measured horizontally from the mid point of the nearest first floor principal window of No. 28. A judgement has been needed to be made in respect of any possible conflict with the 45 degree line in the vertical plane for this window. No.28 being lower and set back relative to No.27 makes a very slight infringement possible although it was the case officer's view at the site visit that the scheme would comply with the standard. If there is a slight infringement the impact is judged negligible.

Highway Safety
The proposal retains the existing garage integral to the development and does not significantly reduce the front parking /driveway space.

CONCLUSION / PLANNING BALANCE
Although the extension would be prominently noticeable in views up the Close to the west from its junction with Wallbridge Drive the overall design is in keeping and, given it meets the adopted design guidance and raises no amenity conflicts it is appropriate to approve.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 5th July 2017

X Rachael Simpkin

Signed by: rachael.simpkin

On behalf of Staffordshire Moorlands District Council