DELEGATED DECISION REPORT

SMD/2017/0257 **Valid 23/05/2017**	**ENDON METHODIST CHURCH LEEK ROAD ENDON**	**PROPOSED EXTENSION TO EXISTING METHODIST CHURCH** **(FULL - MINOR)**

MAIN ISSUES

- The principle of development
- The impact on the character and appearance of the area
- The impact on residential amenity
- The impact on highway safety

DESCRIPTION OF SITE

The site is within the developed area of Endon close to the centre of the village and comprises a modern detached Methodist church with hexagonal footprint built in 1990s and characterised by a large sloping uneven almost conical roof and large expanses of glazing. It is on the corner of the A53 Leek Road (which runs along the north-west boundary) and Station Road (along the north-east boundary) which provides the access to the site and a parking area to the north-east of the building.

PROPOSAL

The application is for a “rear” extension (towards the south-east boundary) to provide for a larger kitchen than is currently present in the building and also toilets. The lounge/hall would also be enlarged by extending into the current store and toilets area and there is some internal re-configuration. The extension would have the same eaves height as the current building but would include a gable-ended roof design and a long roof ridge connected to the main low-pitched “catslide” roof of the church.

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
C1 – Community facilities

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.7.17
Neighbour consultation period ends: 14.7.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The principle of enlarging existing community facilities within the developed areas to improve facilities is not unacceptable in principle.

The design would not detract harmfully with the appearance of the building which also has an existing gable-ended projection on the opposite side of the building to the where the extension would be placed (and this faces the "front" of the site alongside Leek Road). The ridge would also be considerably lower than the top point of the roof and the extension would not dominate the building in either scale or appearance.

The extension would leave a gap of about 1.0 metre from the side boundary of the neighbouring dwelling on Station Road. However, the ground level at this neighbouring residential property is lower and the current building is largely screened from the ground floor windows and rear garden by the presence of a large side boundary wall of about 3.0 metres in height. The gable end would encroach above the wall and would be visible from the rear windows, conservatory and rear garden of the house. However, it would not appear overbearing or lead to a loss of light to the house due mainly to the sloping roof design and the presence of the boundary wall which would screen a large part of the extension (which would also be screened by a non-TPO tree within the residential property and which would be unaffected by the extension). In any case, the nearest ground floor rear dwelling windows to the extension are very small secondary windows. There is a conservatory but there is a sufficient gap between this and the side boundary and there is glazing on two sides and on the roof and therefore light provision would not be significantly reduced. The

proposed extension would be well clear of the 45 degree lines of the other rear windows which are further towards the rear of the residential plot. There would be no new windows on the extension facing the residential property.

The extension would be too far from the other adjacent residential property (to the south-west) to cause any significant impact on the neighbours.

With regard to highway safety and parking issues, the purpose of the extension would appear to be connected to the enhancement of facilities and there would lead to the significant enlargement of the actual congregation area/lounge so I do not consider there is a need to increase parking provision. In any case, there are no parking restrictions on Station Road which is able to accommodate excess parking when needed.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not harm the character and appearance of the area and would not harm the residential amenities of neighbouring residents by way of loss of light, overdominance or privacy.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.7.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council