**DELEGATED DECISION REPORT**

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| **SMD/2017/0329** | **159 LEEK ROAD** | **PART DEMOLITION OF EXISTING FLAT ROOF REAR EXTENSION AND REPLACEMENT WITH NEW LARGER PITCHED ROOF SINGLE STOREY EXTENSION TO CREATE KITCHEN, UTILITY AND W.C.** |
| **Valid 07/06/2017** | **ENDON** | **(FULL - HOUSEHOLDER)** |

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**MAIN ISSUES**

- The impact on the character and appearance of the area and on residential amenity

**DESCRIPTION OF SITE**

The site is in the developed area of Endon and comprises a semi-detached dwelling facing Leek Road to the south-east. There is open land on the other side of the road. Kent Drive runs along the side boundary to the south-west. There are dwellings to the other side of this and also to the rear (north-west).

**PROPOSAL**

The application is for the replacement of a single-storey flat-roofed rear extension with a single-storey rear extension in same siting but wider and with a pitched roof. The projection from the original rear wall would be the same as the existing extension.

**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**

Section 7 (Design)

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 1.8.17
Neighbour consultation period ends: 12.7.17
Press Advert: N/A

### Public Comments

None.

### Town / Parish Comments

None.

## OFFICER COMMENTS

The extension would be at the rear of the house and would be well screened from the road. It would also be well screened from Kent Drive by the presence of trees, hedges and a detached garage. The design would not detract harmfully from the appearance of the house.

Due to the distances between the extension and neighbouring houses, the extension would not appear overbearing from neighbouring properties or result in light loss or loss of privacy affecting those properties.

The extension would not project beyond the existing rear addition and as a result there would be no loss of light to the principal windows in the rear elevation of the attached dwelling. Sufficient distance would be maintained to the boundary with the property to the other side to avoid any overshadowing. There are no side windows facing the attached dwelling and in view of the boundary treatment, there would be no overlooking of the dwelling to the other side either.

## CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not harm the visual or residential amenities of the area.

## OFFICER RECOMMENDATION : APPROVE

**Case Officer: Chris Johnston**
**Recommendation Date: 2.8.17**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**