DELEGATED DECISION REPORT

SMD/2017/0407 **Valid 13/06/2017**	**10 WOODSIDE LANE** **LEEK**	**PROPOSED TILED PITCHED ROOF OVER EXISTING 1ST FLOOR FLAT ROOF AT REAR OF PROPERTY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Character and appearance
- Amenity

DESCRIPTION OF SITE

This application relates to a circa 1930' semi-detached dwellinghouse that is positioned on the south western side of Woodside Lane. The site is consistent with the prevailing character and layout of the lane which comprises semi-detached and detached dwellings set within rectangular plots allowing for on-site parking to the front and side and private gardens to the rear.

For the purposes of this assessment, the application site falls within the Ladderedge – Leek Town Development Boundary.

PROPOSAL

Planning approval is sought for the construction of a pitched roof extension to an existing flat roof projection the rear of the dwellinghouse.

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 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2010/0866 Alteration to existing gable and pitched roof to existing front dormer
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 28.07.2017
Neighbour consultation period ends: 20.07.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council: Not unneighbourly

OFFICER COMMENTS

Principle of Development

Policy SS1 states that the Council will expect development and use of land to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a goes onto state that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications which accord with the policies of the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Design

Policy DC1 requires all new development to be well designed to respect the site and its surroundings; having regard to matters of scale, layout, siting and character and appearance.

This application seeks approval for a pitched roof extension to an existing two storey flat roof projection. The extension would reflect the same pitch and form as an existing rear gable. External roof and facing materials are to match those of the existing house and the extension would appear subordinate in nature. It is considered that the proposed development would sufficiently accord with the design objectives of policy DC1 of the SMDC Core Strategy and Chapter 7 of the NPPF.

Amenity

In accordance with policy DC1 all new development should ne designed to protect the amenity of the area, including residential amenity, in term of satisfactory daylight, sunlight, outlook and privacy.

The proposed extension is to be positioned towards the south eastern side of the dwellinghouse. The site is bound by no.12 Woodside Lane to the south east and no.8 Woodside Lane to the north west. Taking account of the modest scale and form of the proposed extension, in addition to its siting, it is not considered that the proposed works would result in significant harm to the amenity of the area.

No representations have been received.

It is therefore considered that the proposed development sufficiently accords with the amenity objectives of policy DC1.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant design and amenity policies of the SMDC Core strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 28.07.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council