DELEGATED DECISION REPORT

SMD/2017/0594 **Valid 06/09/2017**	**WEST WINDS** **CHEDDLETON ROAD** **LEEK**	**REMOVAL OF EXISTING CONSERVATORY AND REPLACEMENT WITH SINGLE STOREY SUN LOUNGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the application site and wider streetscene;
- Impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

West Winds is a detached circa 1950s detached dwellinghouse, occupying an elevated position on the eastern side of Cheddleton Road, Birchall. The dwellinghouse is orientated due west and follows the established ribbon of development on this side of the highway. The dwellinghouse has been extended previously and benefits from a single storey conservatory extension to the front elevation and a single storey attached garage to the side.

The site falls within the Leek Town Development Boundary and the immediate locality is predominantly residential in character. Neighbouring dwellings very in type scale and design presenting a varied streetscene.

PROPOSAL

Planning approval is sought to replace the existing conservatory with a brick built extension that is to sit on the same footprint. A dual pitched roof is proposed that would extend beyond the extension forming a covered canopy. External building materials are to match the existing.

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/1981/1184	Extension to form porch and larger garage Approved
SMD/1988/0102	Extension to form conservatory Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 24.10.2017
Neighbour consultation period ends: 18.10.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council: Not unneighbourly

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 states that the Council will expect the development and use of the land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The application site is located within Leek Town Development Boundary, close to local amenities and public transport links. This application is therefore considered to be acceptable in principle subject to matters design and amenity.

Design

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density,

layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 55 of the NPPF advises that he Government attached great importance to the sign of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The application site comprises a detached two storey dwelling set within an established ribbon of development, within an area that is predominantly residential in character. The proposed scheme would see the removal of a conservatory extension that presents in incongruous feature which relates poorly to the character and appearance of the host dwelling. Though the proposed scheme would sit on the same footprint as the existing conservatory, it would appear proportionate in scale and reflect the character and appearance of the host dwelling. Neighbouring properties very in type scale and design and as such present a varied streetscene. Taking this into consideration it is not considered that the proposal would detract from the character of the immediate locality.

Amenity

Core Strategy policy DC1 requires all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bond by Boundary House to the north and Blue Ridge to the south. Taking account of the scale of the proposed development, the degree of boundary treatment in place, the minimal projection and low overall height and the spacing distances between the extension and these neighbouring properties it is not considered that the proposal would result in injury to residential amenity.

Highway Safety

In accordance with Core Strategy policy DC1all new development should provide for sale and satisfactory access. The proposed development would not result in an intensification of bedroom accommodation or alter the existing onsite parking arrangements. It is therefore not considered that the proposal would likely result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be of an acceptable design and scale that would not be considered to detract to the character and appearance of the application site or wider area. The development would not cause significant injury to the amenity of nearby properties or lead to a threat to highway safety. This application is therefore considered to accord with policies SS1, SS1a, DC1 and T1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Howard
Recommendation Date: 01.11.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council