DELEGATED DECISION REPORT

SMD/2017/0709	**97 WAYSIDE LEEK ROAD**	**SINGLE STOREY EXTENSION**
Valid 23/10/2017	**STOCKTON BROOK**	**AT REAR OF DWELLING**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Impact upon Protected Trees (TPO's)

DESCRIPTION OF SITE

The application site comprises a parcel of land to the west of the A53 in Stockton Brook, at the southern end of a long linear pattern of development which extends from Endon.

The site contains a two storey semi-detached residential dwelling constructed of a red brick with a slate tiled pitched roof, together with an area of hard standing off street parking provision, an ancillary garage, and a rear garden.

The site is bounded by the public highway to the south and an area of open agricultural land to the west and north. To the north east stands the neighbouring property No.99 'Fieldhurst' Leek Road, which shares a partition wall with No.97.

To the rear of the property, a section of the main dwelling is stepped in from the building line of the front part by some 1.75m; serving the ground floor serving a reception area; a shower; and a dining room. This element of the dwelling is shown to have a small lean to extension which extends sideways from the bulk of the main house.

Beyond that stands a single storey extension which serves a kitchen area, spanning a length of 6.6m and a width of 2.3m built up to the site boundary, which was granted consent in 1984. This rear extension has an eaves height of 2.5m and an overall height of 4.2m.

The trees that are situated on the boundary with the A53 to the front of the property, and two trees on the western and northern boundaries are all protected under a Tree Preservation Order (TPO).

PROPOSAL

The application seeks consent to construct a rear single storey extension which would join up the rear part of the main dwelling with the single storey side extension. As shown on the submitted plans, the building lines of the proposed extension would

meet the rear wall of the rear extension and the side wall of the small existing lean to which serves the shower and side entrance to the main dwelling. The proposed additional extension is shown to span a width of 4.23m and having the same length as the existing rear extension.

The extension would serve as an open plan kitchen living area and would have a roof which is subordinate to both the existing dwelling and extension. The proposed fenestration comprises a set of French doors and two small windows in the side (western) elevation.

The materials used in the construction of the proposed extension are set to match and correspond with those used in the main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
NE1 Biodiversity

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7
Conserving and enhancing the natural environment	Chapter 11

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1984/0956 Erection of garage (Approved)

SMD/1985/0615 Extension to form laundry (Approved)

SMD/1989/0484 Conversion of existing garage into granny flat (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 6th December 2017
Neighbour consultation period ends: 28th November 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Endon Parish Council – No Objections

Severn Trent Water

No objections and does not require a drainage condition

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The site is situated within the development boundary as defined within the Saved Policies Map (1998) and is not constrained by any sensitive statutory designation. As such the application is not subject to any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF.

Given the nature of the proposed development, and the planning policy context set out above, the principle of development is considered to be acceptable subject to other material considerations.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The proposed extension is of a modest scale. Whilst the flat roof is a somewhat unfortunate design feature it is not possible to install a full pitch due to the presence of first floor windows. A mansard roof has been added, however, on the most prominent elevation and due its positioning to the rear of the property the extension would not be seen from the public highway of any public viewpoints. The extension is shown to sit neatly within the existing layout of the main dwelling and would sit subordinate to the ridgelines of both the existing dwelling and rear extension. The proposed materials are in keeping with the existing style, character and appearance of the existing dwelling.

In summary, the proposed extension is considered to be of an appropriate scale, height, massing and visual appearance and is therefore considered to accord with the design principles set out within policies SS1 and DC1 of the adopted Core Strategy and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires that all new development protects the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

There are no properties located south west or to the north of the site. The sole property within proximity of the proposed development is the neighbouring property to the north east No.99 Leek Road. However, due to the modest scale and height of the proposal and that it is set in front of existing development, the proposed extension would not result in any loss of residential amenity to the occupiers of No.99 Leek Road.

As such the application is considered to accord with policy DC1 of the Core Strategy.

Impact on Protected Trees (TPO's)

Policy NE1 of the Core Strategy requires that all development does not result in any significant adverse impacts to any ecological assets within the District, which is reflective of Chapter 11 of the NPPF.

There are two single trees positioned on the western and northern boundary of the site which are protected under a Tree Preservation Order (TPO), in addition to the cluster of trees positioned at the site entrance to Leek Road.

Due to the location, nature and modest scale of the proposed development, it is considered that any of the trees protected under a TPO would be adversely affected as a result of development, in accordance with policy NE1 and Chapter 11 of the NPPF.

CONCLUSION / PLANNING BALANCE

This application seeks consent for a simple single storey rear extension at No.97 Leek Road, Stockton Brook. The site is located within the development boundary and is not constrained by any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

An assessment of the application has concluded that the proposal is of an appropriate scale, height, massing and visual appearance which would relate well to and be in keeping with the existing dwelling and surrounding area, in accordance with policies SS1 and DC1 of the core strategy.

There will be no adverse impacts to the residential amenity of any neighbouring property in line with policy DC1 of the core strategy, and no impacts upon any protected trees in accordance with policy NE1 of the core strategy.

Overall, the application is considered to represent a sustainable form of development which accords with all relevant local development plan policies and material considerations which includes the NPPF. There are no adverse impacts which significantly or demonstrably outweigh the presumption in favour of sustainable development and therefore in line with policy SS1a of the core strategy and paragraph 14 of the NPPF, the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 15th December 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council