DELEGATED DECISION REPORT

SMD/2017/0755	**105 PARK ROAD**	**PROPOSED SINGLE STOREY EXTENSION TO THE FRONT TOGETHER WITH RETAINING WALL AND PATIO AREA.**
Valid 21/11/2017	**LEEK**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises No.105 Park Road, Leek; a detached two storey residential dwelling, together with a small ancillary garden to front and rear and a shared driveway.

The property sits in the middle of three properties, Nos.103 to the west and 107 to the east, built together under SMD/1978/0892, and are set back from the public highway by some 20m, sharing the same vehicular access. The three properties including 105 Park Road is sat on ground slightly above the level of the public highway.

Each property is characterised by a front shallow catslide flat roof dormer extension serving a garage, and are constructed of a dark red brick. To the east of the front dormer extension of 105 stands a small flight of steps which leads to the entrance door of the house which lies on the front elevation of a small lean to porch. The front porch spans a width of 2.7m and has a depth of 1.6m.

To the side of this porch stands a small patio area which on inspection of the site currently accommodates some garden furniture, which is evidence that this space is used as an amenity area.

PROPOSAL

The application seeks consent to construct a single storey front extension with retaining wall and patio area.

As shown on the proposed plans (Drawing Ref: JPK/17/3906/1) the single storey extension would sit to the east of the existing porch which has the same depth and width, resulting effectively in the ‘filling in’ of the area between the side elevation of the main dwelling and the porch. The construction of the new extension would see the removal of the existing bay window.

The proposed single storey extension would have a similar lean to pitched roof of a similar angle to the existing porch and would be constructed of similar marley roofing tiles which match the existing.

A set of sliding doors are shown to be incorporated into the front elevation of the extension which would lead on to the proposed patio area which would extend some 2.5m outwards. To accommodate the patio, a new retaining wall is proposed with a set of black railings measuring some 800mm in height being installed which would separate the patio from the garden area.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0892 3 detached houses (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 9th January 2018
Neighbour consultation period ends: 27th December 2017
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

Leek Town Council – No objection subject to no amenity issues

Severn Trent Water

No objection to proposals and no drainage condition required

SCC Minerals and Waste

No comment to make

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted local plan 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 proposed development is to be constructed within the residential curtilage of No.105 Park Road, Leek. The site is situated within the development boundary of Leek as defined on the Saved Policies Map (1998) and is not constrained by any sensitive statutory designation. The presumption in favour of sustainable development is therefore engaged.

Given the nature of the proposed development and the planning policy context set out above, it is considered that the principle of development is acceptable.

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.

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 seeks to effectively 'fill in' the corner between the existing porch and the side elevation of the main dwelling; meeting the front building line of the existing porch and having a similar depth; incorporating a lean to pitched roof and being constructed of matching materials.

Due to the above, it is considered that the proposed extension would be proportionate to the main dwelling and be in keeping with the existing character of the immediate area. The proposed development is acceptable with regards to scale, layout, massing, materials and visual appearance and is considered to adhere to the design principles set out within policies SS1 and DC1 of the Core Strategy.

Likewise, the proposed patio to the front of the extension is considered to be well designed, and with the soft landscaping scheme as shown on the proposed plans helping to maintain an attractive frontage to the property.

Amenity

Policy DC1 of the adopted core strategy states that 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Due to the nature of the development, and layout of neighbouring properties, the sole property which has the potential to be affected by the proposal is No.107 Park Road to the east. This property has an existing small window in the side elevation facing the proposal. It is not known if this window serves a habitable room.

This side window at 107 Park Road currently overlooks the small patio area on the site which is shown to accommodate garden furniture. It is therefore not considered that the introduction of a patio area in front of the proposed extension would result in any further harm to residential amenity with regards to overlooking and privacy, in accordance with policy DC1 of the Core Strategy.

Due to the scale of the proposed extension and that no fenestration is proposed on the side elevation facing the neighbouring property, it is not considered that the proposed extension would result in any harm to residential amenity.

CONCLUSION / PLANNING BALANCE

The application seeks consent to construct a modest single storey lean to extension and ancillary patio area with new retaining wall at No.105 Park Road, Leek. The site is situated within the development boundary and is not constrained by any sensitive

statutory designation. The presumption in favour of sustainable development is therefore engaged.

An assessment of the application has concluded that the proposed development comprises an appropriate and high quality design which relates well to the existing dwelling and character of surrounding development, and thereby accords with the design principles set out in policies SS1 and DC1 of the Core Strategy.

The proposed development is not considered to result in any further harm with regards to residential amenity, given that there is already an existing patio area which is being overlooked by a small window in the side elevation of the neighbouring property. The application is considered to accord with policy DC1 of the Core Strategy in this regard.

In conclusion, the application is considered to accord with all relevant local development plan policies and other material considerations which includes the NPPF. The application is considered to constitute a sustainable form of 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 appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 16th January 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council