DELEGATED DECISION REPORT

SMD/2017/0712	**37 COOPERS CLOSE**	**PROPOSED SECOND STOREY**
Valid 02/11/2017	**LEEK**	**SIDE AND REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is number 37 Coopers Close Leek, a two storey dwelling occupying a corner plot within a cul-de-sac. The dwelling has previously benefitted from a ground floor extension, has a rear garden area, attached garage and off road parking facilities at the front of the house. Number 37 forms part of a well established residential area, is surrounded by other residential dwellings and the site bounded by timber panel fencing and hedgerows.

For the purposes of planning policy consideration the application site is located within the Leek Town Development Boundary. The application site does not lie within a Conservation Area nor are there any Listed buildings within the vicinity.

PROPOSAL

Planning permission is sought for the erection of a first floor side and rear extension to provide a master bedroom. Access to the new bedroom would be via a newly formed doorway located roughly at the location currently occupied by the landing window. The extension would extend the full depth of the garage and dining room areas but would not wrap around the rear of the house. A small lean-to roof at the front of the house would improve the appearance of the property by replacing the flat roof porch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5a	Leek Area Strategy
SD1	Sustainable use of Resources

DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

4: Promoting Sustainable Development;
7: Requiring Good Design.

Supplementary Planning Guidance: Design Principles for Development in the Staffordshire Moorlands. New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/06693/OLDDC	Extension to form porch, dining room, access to extension and garage. Approved.
88/00512/OLD	Conversion of existing garage to dining room and extension to form garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/12/17.
Neighbour consultation period ends: 5/12/17.

Public Comments

One letter of objection received which can be summarised as follows;

- Extension (due to size) would have an adverse impact upon scale/character of the dwelling;
- Design is overbearing within the plot;
- Adverse amenity impact upon number 36, loss of privacy to lounge and garden;
- Extension should be reduced in size so that it is in line with the original rear wall;
- Application and maps do not reflect the gradient between 36 and 37 Cooper's Close;
- Breaches car parking standards. This would be a 4 bed house and does not propose to increase the parking provision;
- Increased on street parking will reduce accessibility for emergency vehicles;

Leek Town Council: Recommend approval. Not unneighbourly.

Severn Trent Water: No objections. The proposal has minimal impact on the public sewerage system therefore no objections to the proposals and no drainage condition is required.

OFFICER COMMENTS

Principle of Development

The application site lies within the Leek Town Development Boundary where there is a presumption in favour of development subject to all other material planning matters being satisfied. In this instance the matters to be considered include design, visual impact and neighbour amenity.

Design/visual impact

The proposed extension is simply designed with the use of pitched roofs and gables to match the existing house. The roof alterations would result in a twin gable arrangement to the rear. All facing brickwork and tiles would match as closely as possible those of the existing house and a suitably worded condition could control this. Windows would be inserted into the front and rear walls. There are no objections to the overall design of the extension, whilst the development would add a sizeable room to the dwelling it is not considered to be out of keeping with the scale of the existing house and the lower ridgelines assist in maintaining a subordinate appearance.

There are no objections to the application in terms of its visual impact upon the surrounding area. The extension would be visible from surrounding residential properties and from the highway but this is not considered to be a concern, the surrounding area does not have a strict uniform appearance and alterations to this property would not look out of place.

Amenity

A letter of representation has been received from the occupant of a dwelling immediately to the rear of the application site (comments outlined earlier in the report). As a result of these comments a second site visit was undertaken to assess whether or not there would be any objectionable overlooking into the rear garden and rear windows of number 36 Coopers Close. It is clear that there would be some additional overlooking. Although first floor windows of the application property already overlook number 36 this application would increase the overlooking potential due to the extension projecting to the depth of the existing flat roof projection. The applicant was advised of the concerns and an amended plan has been submitted indicating that the rear facing window would be fitted with obscure glazing. It would be necessary to add a condition to secure details of the frosted glass as at the present time there is no information concerning the type of glass or its level of obscurity. It is also considered reasonable to secure details of the window type as some types of opening casements could allow for unrestricted overlooking when the window was not fully closed. It is borne in mind that there would be some restrictions to the type of window that could be inserted due to Building Regulations/fire escape requirements. However, it is considered that obscuring the glazing is a reasonable compromise; it allows the applicants to secure their additional living space whilst taking into consideration the concerns of the neighbour. Moreover there is a second

window on the front elevation serving the proposed master bedroom therefore whilst the rear window will contain obscure glazing, the front window can be clear galzed.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions to secure matching materials and first floor rear window details. The window condition will address concerns of overlooking and is a reasonable compromise to progress the application. Furthermore the design of the extension is acceptable in relation to the existing house and will not have any adverse visual impact upon the street scene. Overall the development is considered to meet the above relevant policies and the adopted SPD and therefore should be supported.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 14/2/18

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council