DELEGATED DECISION REPORT

SMD/2018/0079 **Valid 30/01/2018**	**LITTLE CROFT 152** **BUXTON ROAD** **LEEK**	**PROPOSED SINGLE STOREY EXTENSION TO SIDE OF BUNGALOW** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to a detached bungalow dwelling which is located on Buxton Road, Leek. It is located at No. 152 Buxton Road which is also known as Little Croft. The application site is located within a residential area, which is characterised by large detached dwellings set within generous plots, with their own private driveways providing off road parking.

To the north, the application site is bound by Buxton Road which forms the vehicular access to No. 152, beyond which are White Lodge and White Gates. To the east, the application site is bound by No. 154 Buxton Road which is a similar detached dwelling. To the south and west the application site is wrapped around by the gardens of No. 150 Buxton Road.

The application site is located within the development boundary, as identified on the Local Plan proposals map. It is located within the Parish of Leek and the Leek East Ward.

PROPOSAL

The application seeks planning permission for a single storey extension to the side of the dwelling. The proposed development would provide additional living accommodation including an additional bedroom with ensuite bathroom and a dining room.

The application form which accompanies the planning application states that the proposed extension will be constructed from brick, with a tiled roof and uPVC windows / doors, to match with the existing dwelling. The vehicular access and boundary treatment will remain unaltered.

The proposed development measures 6.7m in width which protrudes out from the existing side wall of the dwelling. It measures 11.7m in length, which runs along the side of the existing dwelling and is forward of the existing building line of the front elevation. The proposed elevation drawing illustrates that the proposed development will be 4.7m in height to ridge. The roof to the proposed development will create a

hipped roof across the main part of the dwelling house, with two gables to the side elevation.

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

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2004/0845 Single storey side and rear extensions **APPROVED** 02/06/2004
This development was not built out by the applicant.

CONSULTATIONS

Publicity
Site Notice expiry date: 13/03/2018
Neighbour consultation period ends: 13/03/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Environmental Health
N/A

Severn Trent Water
No objection

Staffordshire County Council Highways
N/A

OFFICER COMMENTS

Principle of Development
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 Staffordshire Moorland 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 Government's 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.

In accordance with Policy SS1 the Council expects the development and use of lands to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a comments 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 applications which accord with the policies in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

Design
Policy DC1 requires all new development to be designed to respect the site and its surroundings. The host dwelling is of a simple design and appearance. The proposed extension is to be positioned to the side of the dwelling, subordinate to it. Although the submitted plans show the extension to be forward of the building line of the existing dwelling, it is considered that the type of development proposed would reflect the existing character of the street scene.

External building materials are to match the existing and fenestration detailing sufficiently reflects those already present, according to the policy. It is considered that the proposed development reflects the building materials in the street scene well and is in keeping with the materials used in the construction of the existing dwelling.

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.

Design principles for development in Staffordshire Moorlands considers the principles which should be followed to achieve good design within the district. This requires extensions to dwellings to be subordinate to the existing dwelling and for the ridge height to be less than the existing dwelling, certainly no higher. In addition, it requires the roof design to be simple, to reflect the local character.

It is considered that the proposed extension to the house follows the design principles set out in the design guidance and accords with both national and local policy in this regard.

Amenity
In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always

seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

An assessment of the proposed development in relation to the neighbouring properties has been carried out. This has concluded that the proposed development would not have a harmful impact upon neighbouring dwellings through any loss of light or overshadowing. Further, despite the application site being located relatively close to the boundary with No. 150 Buxton Road it is not considered there to be an issue with this distance due to the strong boundary treatment. There are no side windows facing this property and although the extension projects significantly beyond its' rear elevation, this is the case with the existing dwelling and garage and given that the extension is single storey any loss of light would be insufficient to sustain a refusal. Given the distance to the boundary with the other neighbouring properties no other amenity impacts are envisaged,. In light of the above, it is considered that the proposed development is compliant with Policy DC1 of the Core Strategy and relevant parts of the NPPF in relation to amenity.

Highway Safety
Policy T1 of the adopted Core Strategy concerns development and sustainable transport, stating that the Council will support development which reduces reliance on the private car for travel journeys.

The Highways Authority has not commented on this application. It is considered that the proposed development has sufficient off road parking and will not result in a severe impact upon the highway. Therefore, the proposed development complies with Policy T1.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for a single storey side extension to Little Croft to create additional living accommodation.

The site is located within the development boundary and is not constrained by any sensitive statutory designations. All the properties within the neighbouring area are considered to be located a reasonable distance from the proposed development not to cause amenity or privacy issues.

Whilst the front elevation of the proposed development projects forward of the building line of the existing dwelling, it is considered that the principle for this has already been established within the application which was approved in 2004. The principle of development is considered to be acceptable.

Overall, this application is considered to accord with all relevant local development plan policies and other material considerations which includes the NPPF. In accordance with paragraph 14 of the NPPF the application is thereby recommended for approval subject to planning conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 27th March 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council