DELEGATED DECISION REPORT

SMD/2018/0112	**38 MOORLAND ROAD**	**SIDE EXTENSION REPLACING**
Valid 02/03/2018	**LEEK**	**CAR PORT**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design/impact on the street-scene & character and appearance of the area
- Impact on residential amenity
- Highway safety
- Sustainability

DESCRIPTION OF SITE

The property to which the application relates is a two-storey, detached dwelling located on a residential estate within the settlement boundary of Leek, as defined in the Core Strategy.

The property is constructed of red brick under a tiled roof with hard-standing to the front and gardens to the rear. There is an existing car port on the southern side elevation. There is countryside beyond the rear of the site.

PROPOSAL

The application seeks full planning permission for a side extension to replace the existing carport.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5 Towns
SS5a Leek Area Strategy
DC1 Design Considerations
C1 Creating Sustainable Communities
T1 Development and Sustainable Transport

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- 1 Building a strong, competitive economy
- 4 Promoting sustainable transport
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/1477 – Conversion of garage to form hall, staircase and erection of toilet and lounge extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 05.04.2018
Neighbour consultation period ends: 23.03.2018
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Not unneighbourly.

Severn Trent Water

No objections and no drainage conditions required.

OFFICER COMMENTS

Principle of Development

As noted above, the application seeks full planning permission for a side extension – to replace an existing car-port. Within the context of Development Plan policies the principle of the proposed development is acceptable.

Design/impact on the street-scene and character & appearance of the area

The existing car-port measures approx. 2.5m wide x 6.8m deep and 2.5m high (flat roof). The proposed extension measures approx. 2.5m wide x 8.3m deep and 2.6m high (flat roof with lantern). The brick elevations are to match existing. There is

currently a timber panelled fence along the southern boundary; the side elevation of the proposed extension is to form the site boundary.

It is considered that the size, scale, siting, design and materials of the proposed development have an acceptable relationship with the host dwelling and an acceptable impact on the street-scene and character and appearance of the area. As such, the proposed development is considered to comply with the design tenets of Core Strategy policy DC1 and section 7 of the NPPF.

Impact on neighbour amenity

It is noted that there are no windows in the northern facing side elevation of the neighbouring property to the south (number 36). Bearing this in mind, the proposal accords with the amenity tenets of policy DC1 of the Core Strategy and bullet point 4 of para. 17 of the NPPF.

Highway Safety

The proposed extension does not create any additional bedrooms. The car-port is to be removed. However, there is sufficient space on the drive at the front to accommodate at least 3 No. cars. As such it is considered that there are no highway safety issues arising from the proposed development and therefore the proposal complies with Core Strategy policy T1 and section 4 of the NPPF.

CONCLUSION / PLANNING BALANCE/SUSTAINABILITY

Bearing all the above matters in mind the proposed development is considered to be a sustainable form of development that accords with Local Plan policies SS1, SS1a and C1 (sustainability) and all other relevant Local Plan policies. Therefore the application should be approved without delay, in accordance with para 14 of the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 25/04/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council