DELEGATED DECISION REPORT

SMD/2018/0449 **Valid 16/07/2018**	**34 MOORLAND ROAD** **LEEK**	**EXTENSION TO FORM ENLARGED KITCHEN LIVING AREA WITH BEDROOMS OVER** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area
- The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Leek and lies on the eastern fringes of the town. It comprises a two-storey modern detached house which is one of a row of similar houses (to the north side) facing Moorland Road to the west. There are fields to the rear of the site to the east and a disused overgrown field access along the south side boundary of the site. There are other houses to the other side of this and also to the other side of the road to the west.

PROPOSAL

This is a full householder planning application for a two-storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework (Revised July 2018)

Section 12 (Design).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

"…decision-takers may also give weight to relevant policies in emerging plans according to:

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*

- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.9.18
Neighbour consultation period ends: 6.9.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Not unneighbourly.

OFFICER COMMENTS

The extension would be well screened from the road and would not result in the north flank wall appearing excessively long or lead the house to appear bulky when approaching the site along Moorland Road from the north. The roof ridge would be lower than the main ridge of the house and the extension would appear subservient to the house in terms of height, scale and form. The overall design of the extension would harmonise with the existing dwelling in all other respects (i.e. fenestration, roof slopes, materials).

With regard to residential amenity, the extension would project only very slightly rearward of the original two-storey rear wall of the neighbouring house and would therefore not appear overbearing or lead to a loss of light provision affecting that house. There are no side windows at the neighbouring house which would be directly blocked by the extension. In terms of privacy, the first-floor windows would enable overlooking of only the rear part of the neighbouring garden and this would not amount harmful overlooking. The other neighbouring dwelling, to the south is further away from the site and separated from it by a wide field access. The extension would not be close enough to that property to cause any harm to the residential amenities of the property to the south and the extension would be easily visible from the rear part of the garden of that property.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 10.9.18

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council