DELEGATED DECISION REPORT

SMD/2018/0531	**19 NICHOLSON WAY**	**EXTENSION FOR FORM LARGER LOUNGE AND BEDROOM AND FIRST FLOOR EXTENSION OVER GARAGE TO FORM ADDITIONAL BEDROOM WITH EN-SUITE**
Valid 14/08/2018	**LEEK**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Impact on the residential amenity;
- Highway safety.

DESCRIPTION OF SITE

No.19 Nicholson Way is a detached two storey dwellinghouse located at the head of a residential cul-de-sac. The dwellinghouse is orientated perpendicular to the highway and follows the linear built form of development along the southern side of the highway. Nicholson Way is characterised by properties of varying type and architectural design include two storey semi-detached, detached dwellings and bungalows. For the purposes of this assessment the application site is located within the Leek Town development Boundary.

PROPOSAL

This application seeks approval for the construction of a first floor side extension and two storey front extension. The plans which are the subject of this application are the same as those approved under planning reference 02/000915/FUL. Works in association with that permission have not commenced and such that permission has expired.

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
SS5 Towns
SS5a Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

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:
SS1 Development Principles
1a Presumption in Favour of Sustainable development
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/00915/FUL Two storey front/first floor side extensions
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 14.09.2018
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

1no representation has been received that raises objection to the proposed scheme on the following grounds:
- The extension will block light to a bathroom window;
- Unduly enclosing

Town / Parish Comments

Approval subject to the development not being unneighbourly.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Core Strategy policies SS1 and SS1a support a presumption in favour of sustainable development and make a commitment that the Council will work proactively with

applicants in order to facilitate development that improves the economic, social and environmental conditions of the Staffordshire Moorlands.

The application site is located within the Leek Town Development Boundary. Policy SS5a states that the Council and its partners will seek to consolidate the role of Leek as the principal service centre and a market town. Development of an appropriate scale and nature within development boundary will be allowed in principle.

Design

Policy DC1 requires development to be well designed and designed to respect te site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, character and appearance.

The application site is located towards the head of a residential cul-de-sac comprising properties of varying type and architectural design. That said there is a degree of similarity between properties within the estate. The application dwelling is a two storey detached dwellinghouse of the same design and form as no.17 which bounds the site to the west. 2no. detached bungalows bound to the site to the east and further bungalows are located opposite the site to the north.

This application seeks approval for the proposed construction of a first floor side extension and two storey front gable extension. The proposed side extension is to sit largely on the footprint of the existing attached single storey garage located on the eastern side of the property. A marginal step of 10cm is proposed between the first floor extension and the principal elevation of the host dwelling. This will be sufficient to create a shadow line to disguise mismatch of materials and given the staggered building line, terracing is not a concern in this instance. A dual pitched roof is proposed that would reflect the scale and pitch of the existing roof. It would be preferable to seek a set back and set-down of the roof to disguise mismatch of roof tiles and to create a subordinate appearance but given the previous approval for a similar extension with a continuous roof form it is not considered that this could be insisted upon as part of this proposal. However, a condition requiring the front roof slope of this extension to be finished with tiles reclaimed from the existing roof would be appropriate.

Fenestration of an acceptable design and scale is to be located within the front, rear and side elevation of the extension.

The proposed two storey front extension is to be located on the western half of the principal elevation of the dwellinghouse. The extension is to project 1.8m forward of the dwellinghouse and comprise of a dual pitched roof that is to run perpendicular to that of the host dwelling. The ridge line of the gabled extension is to sit 10cm below the ridge line of the dwellinghouse. A brick built chimney is proposed to the western side of the extension. Fenestration of an appropriate design and scale is to be located at ground floor level and first floor level.

External building materials are to match those of the existing dwelling.

The application dwelling is the last two storey unit position on the southern side of Nicholson Way, beyond which are 2 no. detached single storey bungalows. Properties within the cul-de-sac have some degree of variation in design and the application site does not occupy a highly prominent position within the streetscene. The proposed extension is considered to be proportionate to the scale and form of the host dwelling and it is considered to be of an acceptable design that would not detract from the character and appearance of the application site or wider locality. Accordingly this application is considered to accord with the design principles of policy DC1.

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, privacy and soft landscaping.

The application site is bound by no.17 to the east and no.21 to the west. No.17 is a detached two storey dwellinghouse the sits approximately 1.5m further south than the application dwelling. The proposed extension is not to extend any closer to this neighbouring property than the existing garage. The proposed extension would not cross the 45 degree line taken from the centre point of the nearest habitable room window and it is therefore not considered that the extension would appear unduly overbearing or visually intrusive to this neighbouring property. It is noted that a side facing window is proposed at first floor level. This window is to serve as a secondary bedroom window and is indicated to be obscure glazed. No windows are located within the affected side elevation of no.17 and the window is to be positioned such that any opportunities for overlooking would be restricted due to the positioning of the neighbouring dwellinghouse.

No.21 is a detached bungalow that extends 4m forward of the principal elevation of the application dwelling. The proposed two storey extension would extend along the line of the west elevation of the host dwelling by 1.8m. It is noted that there are 2 no. windows located within the affected east facing elevation of no.21. These windows are obscure glazed and understood to serve non-habitable accommodation being a bathroom and garage. The proposed extension would not impact upon habitable room windows located within the front and rear of the bungalow. It is therefore not considered that the application would likely result in unacceptable impacts by virtue of daylight or sunlight. It is noted that the access door to this neighbouring bungalow is via a lean-to porch positioned on the west elevation that encloses the gap between no.21 and the application dwelling. It is noted that the porch is stepped back from the front elevation of the application dwelling. The proposal to extend the dwellinghouse at two storey by 1.8m along the common boundary, which would result in some degree of tunnelling to this access. However, the proposed extension would not impact on the primary external amenity space located to the front and rear of no.21. It is therefore not considered that a refusal on such grounds could be sustained.

It is considered that the proposed extension would adequately accord with the amenity objectives of policy DC1.

Highway Safety

The proposed development would result in the provision of one additional bedroom, resulting in a four bedroom dwelling. No alterations are proposed to the existing on-site parking arrangements, which allows for the parking of 2 no. vehicles. It is considered appropriate to apply a condition that requires on-site provision for parking up to 3 no. vehicles. No comments have been received from SCC Highways Section.

CONCLUSION / PLANNING BALANCE

Consideration has been given to the concerns raised. The proposed development is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 09.10.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council