DELEGATED DECISION REPORT

SMD/2018/0399	**10 LONDON STREET**	**TWO STOREY EXTENSION TO**
Valid 02/07/2018	**LEEK**	**REAR OF TERRACED HOUSE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance;
- Impact on the historic setting of the Leek Conservation Area;
- Impact on the amenity of the area; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to a mid-terraced two storey dwellinghouse located one the western side of London Street, Leek. An enclosed garden is located to the rear and a brick built outbuilding is located adjacent to the rear site boundary. The site is located within an area that is predominantly residential in character and sits in close proximity to the town centre. The Leek Conservation Area Boundary is located to the north east of the application site and as such forms a consideration for any development on the application site.

PROPOSAL

Planning approval is sought for the construction of a two storey rear extension that is to have a staggered depth in order to take account of the neighbouring site to the north. The extension is to be a brick built extension and has been designed with a flat roof.

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
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 06.08.2018
Neighbour consultation period ends: 27.07.2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council – No objection subject to the development being not unneighbourly.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection as the development would have minimal impact on the public sewerage system.

OFFICER COMMENTS

Principle of Development

Policy SS1 seeks to achieve sustainable development, new development should be located in sustainable locations and contribute positively to the social, economic and environmental conditions of the area. Policy SS1a sets out how the Council will work proactively with applicants 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, within with development of an appropriate scale and nature will be allowed.

Design

In accordance with policy DC1 all new development shall be of a high quality and designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscape, character and appearance.

The application site is a character two storey mid-terraced dwellinghouse that leads directly onto the footpath. To the rear of the site is an enclosed garden and detached brick built outbuilding. Approval is sought for the proposed construction of a two storey rear extension. The depth of the extension has been staggered to take account neighbouring windows. At its deepest point the extension would project in line with an existing two storey extension located to the rear of the neighbouring property to the south.

Flat roof extensions are generally regarded as poor design and something the Council would normally seek to avoid. However, the proposed extension would not be visible from public vantage points. Furthermore, the development would sit alongside an existing two storey flat roof extension. External building materials are to match those of the existing house which would enable the development to harmonise with the appearance of the host dwelling and terraced row. Exceptionally therefore in this instance it is not considered that the development would result in significant harm to the character or appearance of the application site, wider streetscene or nearby Conservation Area.

Amenity

In accordance with policy DC1 all new development must 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 No12 London Street to the south. The rear garden boundary is stepped along the terraced row and accordingly part of the rear garden of the application dwelling incorporates the rear elevation of no.12. The proposed extension is to extend the width of the dwellinghouse, enclosing a first floor window that serves no.12. No objection has been received from this neighbouring dwelling and it has been confirmed that the affected window serves a landing area at the top of the stairs. Though the development would clearly impact upon the amount of daylight reaching this window, the window does not serve habitable accommodation. As such it is not considered that the impact imposed would be significantly harmful to warrant refusal of this application.

No8 London Street bounds the application site to the north. The extension has been designed to respect the 45 degree line taken from the centre point of the nearest habitable room window. The development also respects the 25 degree line taken upwards from the centre point of the nearest habitable room window. No windows are proposed within the side elevation of the proposed extension. As such it is not considered that the development would result in significant harm to the amenity of this neighbouring property.

Sufficient distance would exist between the proposed extension and neighbouring properties to the west.

This application is considered to accord with the amenity objectives of policy DC1 and the National Planning Policy Framework.

Highway Safety

This application would result in the provision of 1no additional bedroom. Thought he site is not served by on-site parking provision, the site is located within a sustainable location within easy reach of local services and public transport options. On-street parking is located along London Street. It is not considered likely that the provision f 1no additional bedroom would lead to a significant threat to highway safety and the wider highway network.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. Accordingly a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 15.10.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council