DELEGATED DECISION REPORT

SMD/2018/0562 **Valid 30/08/2018**	**10 DAVENPORT CLOSE** **LEEK**	**SINGLE STOREY SIDE EXTENSION AND FORMATION OF FIRST FLOOR DORMER WINDOW.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to a detached dormer bungalow located on a residential development within Leek. It sits within a broadly triangular shaped plot with a semi-detached garage, linked to the adjacent dwelling's garage, with access taken off Davenport Close via a private driveway to the side of the dwelling. Davenport Close is a cul-de-sac of approximately 12 dwellings. The application is located within the development boundary and lies within the Leek West ward.

To the north the application is bound by the rear gardens of dwellings on Tatton Close. To the east the application site is bound by a similar detached dormer bungalow (No. 11 Davenport Close). To the south the application site is bound by Davenport Close which provides access to the dwelling. To the west the application site is bound by another dormer bungalow which sits on a similar triangular-shaped plot.

PROPOSAL

The application seeks planning permission for a single storey extension to the side of the bungalow with a roof light to the front elevation. The proposed development is to provide additional accommodation to the dwelling in the form of a utility room and bathroom. The application also seeks planning permission for the extension of the existing dormer to the front of the dwelling which serves a bedroom.

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

Paragraph(s) 1-14

Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with this site.

CONSULTATIONS
Publicity
Site Notice expiry date: 04/10/2018
Neighbour consultation period ends: 26/09/2018
Press Advert: N/A

Public Comments
N/A

Leek Town Council Comments
Not unneighbourly

Staffordshire County Council Minerals & Waste
No comments

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 account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 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.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map. In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

This application seeks to extend the existing dwelling to the side to create a ground floor bathroom and utility room. It also seeks planning permission for the extension of the existing dormer to the front elevation which serves the first floor bedroom.

The proposed extension is to measure 2.4m in width with an overhanging roof (overhang of 0.3m). The height is to be 5.2m (to ridge) and 2.1m in height (to eaves). The extension is to have a pitched roof which is set back and down from the roof of the existing dwelling house, measuring 5.2m in depth. It is considered that the proposed extension is subordinate to the existing dwelling house. The extension is to be built of brickwork to match the existing dwelling and have a roof to match the existing dwelling. It is to have a small roof light to the front elevation measuring 978 x 780mm.

The proposed flat roof dormer is to measure 7.1m in width and 1.5m in height. The dormer is to be rendered, which is considered to be similar to other dormers within the surrounding area.

It is considered that the proposed development is subordinate in nature to the existing dwelling being single storey in height and set back / down from the ridge line. It is considered to be a high quality design which accords with Policy DC1 of the Core Strategy.

Amenity
Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the NPPF states that a high standard of amenity must be achieved for existing and future residents.

To the front elevation the proposed extension is to have a window similar in style bit smaller in scale to the existing front window in the main dwelling. To the side elevation there are no windows proposed but to the rear elevation there is to be a door and small window and another roof light. It is recommended that the window to the front elevation is obscure glazed to preserve the amenity of future occupants.

It is noted that there is a detached garage to the side of the dwelling, providing screening between the application site and the neighbouring dwelling (No. 9). Due to the proposed extension being set back from the front elevation of the dwelling and tucked to the side of the garage it is not considered that it would cause any

overshadowing issues with the neighbouring dwelling. It is located to the north-east of the neighbouring dwelling at No. 9 and is not considered to cause any overshadowing or loss of light as a result.

In terms of the proposed dormer extension, there are several other examples of extended dormers on the same estate, this application is not unusual in this regard. Despite the number of windows to the front elevation increasing it is not considered that there would be a loss of amenity to the neighbouring dwelling at No. 1 due to the change in levels between the dwellings, the distance and the angles at which they are positioned.

Overall, it is considered that the proposed development would not cause any greater amenity issues than the existing dwelling, it accords with Policy DC1 of the Core Strategy.

Highway Safety
The Highways Authority has not raised any objection to this proposal. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for an extension to the side of the dwelling to provide an additional ground floor bathroom and a utility room. It also seeks planning permission to extend the existing dormer to the front elevation of the dwelling. The application site is located within the development boundary where the principle of development is considered acceptable. The side extension is proposed to be set back and down from the ridge line of the main dwelling, making it subordinate in nature and is in accordance with planning policy in this regard. The proposed development has been assessed from an amenity perspective as being acceptable.

In conclusion, taking all of the above into consideration it is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 19th October 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council