DELEGATED DECISION REPORT

SMD/2018/0560	**34 THE WILLOWS**	**TWO STOREY/SINGLE**
Valid 05/09/2018	**LEEK**	**STOREY REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application relates to a two storey detached dwelling which is located on a built up residential estate within Leek. The application site lies within the development boundary and within the Leek West ward.

To the north the application site is bound by The Willows which provides vehicular access to the site. To the east and west are similar detached two storey dwellings, both having a private driveway leading to a garage which is set in the rear garden. To the south the application is bound by Woodscroft First School Playing Fields.

PROPOSAL
The application seeks planning permission for a two storey and single storey extension to the rear of the dwelling which will provide additional living accommodation. The additional living accommodation comprises two additional bedrooms at the first floor level, with a kitchen / dining room extension and conservatory to the ground floor. Following pro-active discussions with the case officer regarding amenity, the proposals have been amended to a rectangular footprint to the ground floor and a stepped arrangement to the first floor. This is a partly retrospective application as the ground floor up to ceiling height has been constructed.

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
SMD/1987/0309 Site for residential development on former sports ground REFUSED 02/12/1987

CONSULTATIONS
Publicity
Site Notice expiry date: 04/10/2018
Neighbour consultation period ends: 01/10/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
Not unneighbourly

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.

The amended proposals indicate that the extension is across two storeys, projecting out from the rear wall at ground floor by 6.8m which includes a kitchen / dining room and conservatory. The agent has confirmed that the construction materials are to be brick and tile to match the existing dwelling with a brick base wall and uPVC mahogany conservatory on top. The first floor extension projects out 4m from the rear wall of the dwelling at its greatest and 2.2m at a minimum, taking a stepped footprint. The extension is to be 6.7m (to ridge) and 4.8m to eaves, with the ground floor conservatory being 3.4m in height at maximum and 2.7m at minimum.

The proposed extension is set down from the main roof line of the dwelling and is to the rear, making it subordinate to the existing dwelling. It proposes materials to match the existing dwelling, making it a high quality design which is in accordance with planning policy.

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 requires a high standard of amenity to be achieved or existing and future users of development.

Following proactive discussions with the case officer, the applicant has amended their proposals at the first floor level to respect the amenity of the neighbouring dwelling. The reason being that the original plan breached the 45 degree angle with the centre point of the first floor bedroom window. To the ground floor the garage within the rear garden already breaches the 45 degree angle, a position which the proposed extension would not worsen. The amended plans bring the first floor to within the 45 degree angle meaning there should be no loss of amenity to the neighbour at No. 32.

There are no windows to the side elevation of the proposed extension which would cause a neighbour amenity issue. To the rear elevation there are two windows to the first floor, serving the bedrooms and two sets of windows either side of the patio doors serving the conservatory, there are also skylight windows to the conservatory roof set behind a parapet wall.

The proposed extension is to the south of No. 32 therefore it could be expected to cast a shadow across their dwelling and rear garden. However, it is noted that there is an existing garage on the boundary between the properties which will already cast

a shadow across part of No. 32. The proposed extension projects no further than this and is no greater in height at ground floor level but is two storeys in height across the stepped area of the extension. The highest part of the proposed extension is furthest from the neighbouring dwelling, reducing the impact as far as possible. Due to the stepping of the plots there would be no breach of the 45 degree rule. As such, it is not considered this would create an amenity issue with the neighbouring dwelling.

Overall, it is considered that the proposed development would comply with policy relating to amenity.

Highway Safety
The proposed extension results in the addition of two bedrooms, which in turn would impact the number of parking spaces required by the dwelling. At present there is a garage which has space for one vehicle and there is also space for two cars to be parked off-road, to the front of the dwelling. It is considered that the proposed extension would provide adequate off-road car parking.

CONCLUSION / PLANNING BALANCE
The application seeks planning permission for the extension of an existing dwelling to provide additional living accommodation across two floors, creating two bedrooms to the first floor and an extended living / dining room with a conservatory to the ground floor. The application site is located within the development boundary where the principle of development is considered acceptable, subject to accordance with amenity and design policies. Following the submission of amended plans it is considered that the stepped approach to the first floor accommodation does not breach the 45 degree rule with the neighbouring bedroom window and overall the proposed extension accords with policy in relation to amenity. The proposed extension is to be constructed of materials to match the existing dwelling and is considered to be a high quality design.

Overall, it is recommended that the application is approved, subject to conditions.

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