DELEGATED DECISION REPORT

SMD/2018/0686 **Valid 29/10/2018**	**14 CARLTON TERRACE** **LEEK**	**HOUSEHOLDERAPPLICATION - SINGLE STOREY EXTENSION TO REAR OF PROPERTY WITH INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

The application relates to a two storey semi-detached dwelling on Carlton Terrace in Leek. To the north the application site is bound by allotment gardens to the rear, which are accessed off The Crescent. To the east the application site is physically attached to No. 12 Carlton Terrace which forms the other half of the semi-detached dwelling. To the south the application site is bound by a grass verge with a dropped kerb which is within the ownership of Staffordshire County Council, this is currently used as informal off-road parking as with other properties along the street. To the west the application site is bound by No. 16 Carlton Terrace which is another two storey semi-detached dwelling.

The application site is located within the development boundary and is not affected by any statutory designations.

PROPOSAL

The application seeks planning permission for the erection of a single storey extension to the rear of the dwelling to provide additional living accommodation in the form of a dining room and utility room. The height of the proposed extension is to measure 3.5m to ridge and 2.5m to eaves, with a mono-pitch lean to roof against the rear wall of the existing dwelling. The extension is almost the width of the entire rear elevation of the dwelling at 7.6m and projects out 2m from the rear wall.

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 the site.

CONSULTATIONS
Publicity
Site Notice expiry date: 31/12/2018
Neighbour consultation period ends: 26/11/2018
Press Advert: N/A

Public Comments
N/A

Leek Town Council Comments
Not unneighbourly

Severn Trent Water
No objections

Staffordshire County Council Highways
N/A

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 measurements of the proposed extension are set out above. It is considered that the extension is subordinate to the existing dwelling, being single storey in height. The application form sets out that the proposed extension is to be constructed of red brick with clay roof tiles. The existing timber windows are to be replaced with white UPVC. It is considered this is a high quality design which will match with the existing dwelling and is in keeping with the surrounding properties.

In light of the above, it is considered that the extension accords with planning policy in relation to design.

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.

The proposed extension is located to the north of the property meaning that the amount of sunlight lost by neighbours would be minimal. The proposed extension is within the line of the 45 degree angle taken from the centre point of the neighbouring ground floor windows. As such, it is not considered the proposed extension would cause a loss of light or overlooking with the neighbouring dwelling. There are no windows proposed to the side elevations of the extension.

Overall, it is considered that the proposed extension is in accordance with policy in relation to amenity.

Highway Safety
The highways authority has not objected to the proposals. The development would not harm the exiting car parking arrangements, which are informal arrangements to park on the grass verge at the front of the dwelling, it is therefore considered to be acceptable in terms of Policy T1 of the Core Strategy.

Other Issues
It is noted that there are some trees (not the subject of Tree Preservation Order) to the grass verge at the front of the dwelling. These are not within the red edge of the application site. The tree officer has made an assessment that there may be harm to the tree roots as a result of repeated vehicular parking on the grass verge, as a result of the informal parking arrangement to the front of the dwellings on Carlton Terrace. However, it is not considered that this would result in an objection or reason for refusal.

CONCLUSION / PLANNING BALANCE
The application seeks planning permission for a single storey rear extension to a semi-detached dwelling within the development boundary for Leek. Given its location, the principle of development is considered acceptable subject to accordance with design and amenity policies. The proposal has been assessed as being of a high quality design which accords with policy in relation to design. Similarly, it is not considered that there are any amenity issues likely to be created by the proposed development and the proposals accord with policy in this regard.

Taking all of the above into consideration it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 4th January 2019

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council