DELEGATED DECISION REPORT

SMD/2018/0768	**14 FERNWOOD DRIVE**	**GARAGE CONVERSION INTO**
Valid 05/12/2018	**LEEK**	**KITCHEN AND DINING AREA**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a corner plot of land to the north of Fernwood Drive, and west of Fernwood Croft, Leek, and contains a single residential dwelling (No.14 Fernwood Drive), and its associated curtilage. The curtilage is made up of an area of hard standing and small garden area to the front of the house; a rear garden; and an ancillary flat roof garage and additional car port off the side elevation.

The site is bounded to the south and east by the public highway. To the north and east of the site are properties that adjoin Fernwood Croft, which stand a minimum of 28m distant, whilst the north western boundary is shared with the neighbouring bungalow No.16 Fernwood Drive.

The existing dwelling is constructed of a traditional brick, with a tiled roof, and fenestration finished in a dark brown UPVC. The car port attached to the ancillary garage is rather unsympathetic and finished in some form of white plastic cladding.

PROPOSAL

The application seeks consent to remove the car port and shed, convert the garage, including modest extensions to the front to accommodate an open plan kitchen and dining area. The proposals also include the provision of a pitched roof over the garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Governments 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.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 9th January 2019
Neighbour consultation period ends: 31st December 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Leek Town Council – No response at time of writing

Severn Trent Water

No comments received at time of writing

OFFICER COMMENTS

Principle of Development

The proposed development seeks consent for extensions and alterations to an existing residential dwelling, and contained entirely within its curtilage. The site is located within the development boundary of Leek and is not constrained by any

sensitive statutory designation. The principle of development is therefore considered to be acceptable subject to all material considerations.

Design

Core Strategy Policy SS1 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.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular 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.

Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

The proposed plans show the extension to take up a similar footprint to the existing ancillary garage with the car port being removed. The removal of both elements and replacing them with a modest sized extension which is set back from the front building line and set down from the existing ridgeline is considered to result in a visual enhancement of the site. The extension would be constructed of materials and finishes which are consistent with those used in the existing dwelling.

The application is therefore considered to support the aims of CS policies SS1 and DC1 and comprises a high quality design that responds well to and improves the character and appearance of both the site and wider street scene.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

The site is situated on a corner plot and is located in excess of 25m to the nearest property on its southern, eastern and northern side. The single habitable window located in the front elevation complies with the necessary space standards with the Council's Space About Dwellings SPD and would not result in any harm to neighbouring amenity.

Due to proposed development being located on the opposite side of the dwelling to the neighbouring property No.16 Fernwood Drive, and given the modest scale of

development, there would be no adverse impacts to the amenity of this, or any other residential property, in line with CS Policy DC1 and paragraph 127 of the NPPF.

Highway Safety

CS Policy DC1 requires all new developments to provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.

Paragraph 108 states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

There are currently no adopted parking standards within the Staffordshire Moorlands. The proposal would lead to the loss of a garage, however there is ample space within the resulting curtilage for two vehicles. Given that the development does not result in any increase in bedroom sizes, it is considered that there would be sufficient parking provision and there are no adverse impacts to highway safety, in line with CS Policy DC1 and paragraph 108 of the NPPF.

CONCLUSION / PLANNING BALANCE

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks consent to remove an existing ancillary garage and car port associated with No.14 Fernwood Drive, and replace it with modest side extension. The proposal has been found to result in a visual enhancement of the site, and would not result in any harm to residential amenity of highway safety.

The application complies with all relevant local development plan policies and other material considerations including the NPPF, and therefore constitutes a sustainable form of development. In line with CS Policy SS1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: **Approve with Conditions**

Case Officer: James Stannard
Recommendation Date: 10th January 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council