DELEGATED DECISION REPORT

SMD/2019/0018	**7 LADDEREDGE**	**PROPOSED SINGLE STOREY**
Valid 17/01/2019	**LEEK**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
The way the development relates to the existing dwelling and impacts on the character and appearance of the area and the amenity enjoyed by its neighbours.

DESCRIPTION OF SITE
Inter war semi detached red brick dwelling that is set back from the roadside. To the rear the garden level steps up above a retaining wall and runs to a hedge that forms a boundary with the gently rising open countryside that runs to the rear. To the south and side of the dwelling Ladderedge begins to rise steeply meaning that there is a significant step up in levels to the adjacent dwelling and the applicant's garden is flanked by a retaining wall on that side. The adjoining neighbour on the other side already has a rear extension with a brick wall that flanks the boundary.

PROPOSAL
To enlarge the dwelling modestly with a lean to extension that would span the full width of the rear elevation and extend from the rear wall by 2.7metres that would take it up to and adjoin an existing detached garage at one corner. To make space for the development part of the rear garden would have to be excavated with a rebuilt retaining wall further back. The development requires planning permission because it would join the garage taking total additions extending beyond the rear elevation beyond 3 metres, and the excavations as engineering operations would not be permitted and require permission.

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 Village Hierarchy
SS5a Leek Area Strategy
S08 Spatial Strategy
DC1 Design Considerations

Emerging Local Plan
The relevant and equivalent emerging policies in the yet to be adopted submission version of the Local Plan do not introduce material changes that would affect this determination.

National Planning Policy Framework
Paragraph(s) 7,8 & 11 Presumption in favour of sustainable development, 124 & 127 Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14th March 2019
Neighbour consultation period ends: 11th February 2019

Public Comments

None

Town / Parish Comments

Leek Town Council: No objection, not unneighbourly

OFFICER COMMENTS

Principle of Development
The development would take place within the area of Leek Town, where the Leek Town Area Strategy at SS5a of the Core Strategy would apply and residential development within a principal service centre is normally acceptable in principle. The NPPF, revised February 2019, promotes sustainable development making it clear that there should be a presumption in favour of such development. An overarching objective of sustainable development is to achieve good design, and this is reiterated at section 12 which is dedicated to 'achieving well designed places'. The Council's development plan policies in the adopted Core Strategy and the Emerging Local Plan accord with the NPPF in those respects (SS1a and DC1). Essentially, good design is not divisible from good planning that achieves sustainable development. There would be a presumption in favour therefore, of development that enlarges the dwelling in a way that is designed well and does not harm the character and appearance of the area and it could be sustainable development.

Design
The proposed enlargement would be relatively modest and is designed as a lean to extension that would extend from the rear of the dwelling and span the full width of the semi detached dwelling, relating well to and respecting the dwelling's original form and character. The dwelling forms a row of semi detached properties with relatively narrow gaps between, meaning that the rear elevations are not visible from the street scene and the proposed development would have no impact in these respects. There is open countryside to the rear of the dwelling, there are no public footpaths that pass directly behind or within close vicinity of the property, but in any event, from this open land, the development would not have any visual presence

because the dwelling is sat down behind a step up in the garden level and a hedgerow boundary to the rear. While the extension would adjoin, in one corner, an existing flat roof garage and this might in a differing circumstances result in an undesirable disjointed run of additions to the rear elevation, in this case it would be entirely inconsequential, because the effect or the adjoining element would be largely concealed. The existing flat roof garage has a low profile and is sat down dug into the step up in garden level. The proposal can be considered to be good design because it respects well designed place and would have no adverse impacts on the character and appearance of the area.

Amenity
The rear addition would extend from the rear of a semi detached property spanning the whole of its width. The adjoining property to the north has a similar brick extension that flanks the neighbour's boundary, the proposed addition would only extend beyond that by a very small inconsequential amount. On the other side of the applicant's property the land steps up significantly to the neighbour's dwelling, the development therefore would only flank the retaining wall. Furthermore being to the south this property would suffer no over shadowing. No side windows are proposed. There would be no adverse impact on neighbour's residential amenity in terms of either outlook or loss of light or amenity.

CONCLUSION / PLANNING BALANCE
The development would be compatible with a well designed place without adverse impact on the character and appearance of the area. Compliant with the Leek Area Strategy the development is sustainable. There would be no harm that would outweigh a presumption in favour.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 14/03/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council