DELEGATED DECISION REPORT

SMD/2019/0205 **Valid 01/04/2019**	**11 THE LAURELS** **SANDYBROOK LANE** **LEEK**	**PROPOSED SIDE FIRST FLOOR EXTENSION OVER EXISTING ENTRANCE HALL/WC AND REAR SINGLE STOREY EXTENSION TO DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

The application site is positioned on the north eastern side of Sandybrook Lane, within an area that is predominantly residential in character. Sandybrook Lane stopes upwards from west to east and properties are stepped to follow to topography of the area. The application site comprises of a circa 1970's detached two storey dwellinghouse with attached single storey double garage. Sandybrook Lane is character is characterised by dwellings of the same age but varying architectural style.

For the purposes of this assessment the application site is located within the Leek own Development Boundary.

PROPOSAL

Planning approval is sought for a single storey rear extension and first floor side extension.

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 Towns
SS5a Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s)12

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

"…decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process

- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:
SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.05.2019
Neighbour consultation period ends: 07.05.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing

the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

The presumption in favour of sustainable development is reflected in Core Strategy (CS) policy SS1, where it outlines the Council's expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. CS policy SS1a states that the Council will work proactively with applicants in order to secure development that improves the economic, social and environmental circumstances of the area.

The application site is located within the Leek Town Development Boundary. CS policy SS5a which relates to the Leek Area Strategy and supports development which is appropriate to the needs, capacity and character of the settlement.

The principle of development is considered to be acceptable.

Design

The application dwelling is a two storey detached dwellinghouse that is positioned within a linear ribbon of development that runs along the north eastern side of Sandybrook Lane. The dwellinghouse was constructed as part of a larger housing estate, which comprises properties of a similar ilk, albeit with architectural variations. As such there is no strict sense of uniformity within the streetscene.

This application proposes the construction of a first floor side extension and a single storey rear extension. The first floor extension is to be positioned on the north western side of the host dwelling and is to project 1.8m beyond the side elevation. The extension has been designed to be subordinate in nature owing to it being stepped back from the principal elevation by 3m and also by virtue of its hipped roof design. 1 no. dressing room window is proposed within the front elevation and 1 no. en-suite shower room window is proposed within the side elevation. Fenestration has been designed to be of appropriate scale and design to reflect the existing.

The proposed single storey rear extension is proposed to replace an existing conservatory extension that is to be demolished. The extension is to project 3m beyond the rear elevation and is to measure circa 6.7m in width. A mono-pitched roof is proposed.

External building materials are to match those of the existing house.

This application is considered to accord with policy DC1 and the Council's Design SPG which seek to achieve development of a high quality that is designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, density, layout, siting, character and appearance.

Amenity

The application site is bound by Rowans to the north west and Larks Rise to the south east. Due to the scale, massing and siting of the proposed development it is not considered that the proposal would result in undue harm to these neighbouring residents by virtue of overbearing impact, shadowing or loss of daylight / sunlight. Due to the limited projection of the rear extension and distance from the boundaries there would be no breach of the 45 degree line. The side extension does not project beyond the existing front or rear elevation and there are no side windows in the gable of the adjoining property which would be adversely affected. Existing boundary treatments would be sufficient to prevent overlooking from the side windows of the rear extension and to the front and rear any overlooking from the side extension would be as per the existing dwelling

It is considered that the proposed en-suite shower room window, if clearly glazed, would likely result in an unacceptable sense of overlooking and loss of privacy. For this reason it is considered reasonable and necessary for this window to be obscure glazed, which can be addressed via condition.

It is considered that this application sufficiently accords with policy DC1 which seeks to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Highway Safety

The proposed development would not result in an increase to the bedroom capacity of the dwellinghouse, nor would it result in any loss to existing parking provision. Approval of this application would therefore not result in harm to highway safety or the wider highway network, in accordance with policy DC1.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained I the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 26.05.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council