DELEGATED DECISION REPORT

SMD/2019/0157 **Valid 14/03/2019**	**GLENROY SPICERSTONE ESTATE LEEKBROOK LEEK**	**TWO STOREY FRONT EXTENSION TO PROVIDE ADDITIONAL LIVING SPACE AT GROUND FLOOR AND ADDITIONAL BEDROOM SPACE AT FIRST FLOOR LEVEL** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design and street scene
- Amenity
- Within the Leek town development boundary

DESCRIPTION OF SITE
Second to end house in an irregular short terrace of four two storey brick and tile dwellings served by a side lane cul de sac at the rear of the Travellers Rest public house.

PROPOSAL
To add a narrow (1.1m) depth two storey forward gable extension in line with the living room and first floor bedroom windows, in effect adding a bay frontage of width 3.4m. The form would mirror a similar existing arrangement over the front door although this has been previously extended with the addition of a porch. Materials to match existing.

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

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development

SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 4th May 2019
Neighbour consultation period ends: 16th April 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council – recommend support subject to not being found unneighbourly

OFFICER COMMENTS

Principle of Development
Being within the town development boundary, development is acceptable in principle.

Design
The proposed extension would mirror very closely the form of an existing front gabled bay on the application property and on the neighbours in the row as part of the original design construction. As such this particular front extension would not look out of place.
In terms of street scene, because the overall row of dwellings is staggered and because they variously incorporate bays and two storey bay fronts this additional similar addition would fit in with the overall arrangement without looking out of place.

Amenity
The main consideration is whether the projection of the proposed extension would harm the amenity of neighbours in terms in particular of the outlook of their front facing principal windows. As this proposal is narrow in extent at just 1.1m and with the presence of a door opening in between the application site and neighbouring property there would be no appreciable adverse effect for neighbour amenity.

Highway Safety
The front garden has been surfaced to provide forecourt parking to the dwelling which would accommodate three cars. Thre are no proposals to amend this, and no

additional demand for off road parking as a result of the development. It is judged that no appreciable loss of parking space would arise.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 28th May 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council