DELEGATED DECISION REPORT

SMD/2019/0201 **Valid 28/03/2019**	**31 ASHENHURST WAY** **LEEK**	**PROPOSED ALTERATION TO EXISTING CONSERVATORY AND BUILDING UP ABOVE EXISTING REAR GROUND FLOOR ROOM. PUTTING IN TWO NEW GABLE WINDOWS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

Recent modern detached four bed brick and concrete tile dwelling in small estate of similar within development boundary on SE outskirts of Leek. The house stands close to its neighbours on either side with only pedestrian width spacing to each property. The house at 33 to the east stands at a significantly higher level with a retaining wall of approaching 2m with a high close board fence above that. At first floor level the application property is set back c.3m relative to No. 33 though at ground floor across part of the rear there is an existing lean-to projection as part of the original house. A 4m conservatory addition projects from the rear alongside the neighbour at no. 29 to the west.

PROPOSAL

The original rear lean-to would be built up to form a gabled two storey rear projection occupying the same 'footprint'. Across the remaining width of the rear elevation in place of the conservatory extending its width but keeping to the same depth of projection a more integral pitched roof extension is proposed.

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
04/00361/FUL_MJ – residential development (amended house types) and vehicular access – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 21st May 2019
Neighbour consultation period ends: 2nd May 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council – recommend approval subject to not being found un-neighbourly

OFFICER COMMENTS

Principle of Development
Being within the development boundary development is acceptable in principle. The single storey proposed extension, if undertaken as a stand alone element unconnected with the two storey element, would on its own be PD under GPDO 2015 Schedule 2 Part 1 Class A (extends not more than 4m and doesn't exceed 4m in height).

The two storey element on its own could not be PD due to being within 2m of the curtilage boundary and having eaves higher that 3m.

Design
The two storey element may reasonably be judged as being wholly in proportion and in keeping as a subsidiary rear extension. The single storey extension is somewhat large having a 'stretched' width. However it is arguably a more in-keeping and in-character addition than the existing conservatory and the fact that it could be

constructed as PD is significant; it is also at the rear of the property with no implications for street scene.

Amenity
New principal windows will be created facing principal windows serving the rear of properties opposite (at the rear) however the separation distances will not alter from those currently prevailing. The Council's adopted standard expects a 22m separation for facing elevations with principal windows and this standard is more-or-less met with the properties in this estate layout. No side windows are proposed in the first floor extension and side windows in the ground floor extension (and existing dwelling) will cause no greater overlooking than those in the existing conservatory and will be mitigated by boundary treatments.

The property in question stands further forward on it's plot than its neighbours and as a result there will be no breach of the 45 degree line in respect of either the first or ground floor extensions and therefore no overshadowing issues are raised.

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: 11th June 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council