DELEGATED DECISION REPORT

SMD/2019/0468	**THE COTTAGE BEGGARS**	**PROPOSED SINGLE STOREY**
Valid 05/08/2019	**LANE**	**REAR ORANGERY**
	LEEK	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Amenity
- Highway safety

DESCRIPTION OF SITE

The Cottage is a circa 1930'sdetached two storey dwellinghouse positioned on the north western side of Beggars Lane. The site is bound by Leek Bowling Club to the south and west and by St Edwards Church of England Academy to the north and north west. Semi-detached dwellings of a similar age and character extend along the south eastern side of Beggars Lane, opposite the application site. The immediate locality is predominantly residential in character.

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

PROPOSAL

Approval is sought for the construction of a single storey rear 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 - 17
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 05.09.2019
Neighbour consultation period ends: 30.08.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council raise no objection subject to the extension being not unneighbourly.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 at 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 circumstance of the area.

The application site is located within the Leek Town Development Boundary. CS policy SS5a relates to the Leek Area Strategy and supports development of an appropriate scale and nature.

The principle of development is considered to be acceptable.

Design

Policy DC1 refers to design and states that all new development should be of a high quality and designed to add value to the area and also to respect to the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of size and massing.

The host dwelling comprises of a detached two storey dwellinghouse positioned within a rectangular plot. The site is not immediately bound by residential properties and sits between Leek Bowling Club and St Edward's Church of England Academy School. A detached garage and brick built outhouse are found to the rear of the dwellinghouse. The site boundary is served by a mature hedge and closed board timber fencing measuring 1.8m in height.

Approval is sought for the construction of a flat roof single storey extension with lantern roof light. The extension is to extend beyond an existing mono-pitched projection. This creates a rather clumsy junction between the extension and the host dwellinghouse; however as the extension is to be located on the rear elevation it will not be readily visible from public vantage points and would therefore not impact detrimentally on the character or appearance of the streetscene.

The extension is of an acceptable scale that would appear proportionate to the scale and from of the host dwelling. External building materials are to match those of the host dwelling and are considered to be acceptable.

Amenity

Core strategy policy DC1 and paragraph 127f) of the NPPF seek to secure development that protects the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Taking account of the position of the proposed extension relative to neighbouring properties, it is considered that sufficient distance will exist between the proposed extension and neighbouring properties to not raise undue concern in this respect.

Highway Safety

The proposed development will not result in the loss of existing off-street parking provision. The proposal would not result in additional parking need. As such the proposal is not considered to result in likely harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core strategy and National Planning Policy Framework .As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 20.11.2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council