DELEGATED DECISION REPORT

SMD/2019/0647 **Valid 24/10/2019**	**THE PENNINES 25 WINDSOR DRIVE LEEK**	**PROPOSED TWO STOREY EXTENSION TO REAR OF PROPERTY AND OTHER ALTERATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the developed area of Leek, to the north-east of the town centre and comprises a 1930s style semi-detached house which is one of a long row of similar dwellings which face Windsor Drive to the east. Open land/sports pitches next to a school lie to the rear (west). The land slopes downwards from east to west (towards the sports pitches).

PROPOSAL

This is a full householder planning application for a rear extension which is part two-storey and, adjacent to the side boundary, part single-storey, with the latter being a replacement for an existing lean-to single-storey extension but which would project 0.5 metres further out than the existing. The two-storey extension would be level with the existing lean-to extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

12 (Design).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Emerging Policies

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications has been the subject of recent public consultation with further hearing sessions scheduled for February 2020. Upon adoption, the Local Plan 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
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 19.12.19
Neighbour consultation period ends: 19.12.19
Press Advert: N/A

Public Comments

None.

Leek Town Council Comments

No objection.

Local Highways Authority

No objection

Severn Trent

No objection.

OFFICER COMMENTS

The proeporty lies within the urban boundary of Leek, whereby the general principle of household extensions is acceptable in principle.

The two-storey extension does not dominate the back of the house and has an appropriate width and the design harmonises with the design of the house. A similar extension exists at the adjoining house to the north so would create a degree of symmetry when viewing both properties from the rear. The single-storey extension would be flat-roofed replacing a lean-to roof but does not detract harmfully from the appearance of the house. It would not be visible from the road and would have a similar form to an adjoining extension at the adjacent dwelling.

With regard to residential amenity, the single-storey extension would project approx 0.5 metres further than the neighbouring single-storey extension next to it and would not affect the light provision or outlook from that property. The two-storey extension would be a sufficient distance from both side boundaries to avoid harm to living conditions. Although the house is set further back from the house to the south side, the two-storey extension would not break any 45 degree lines measured from the first-floor rear windows and hence would accord with the Council's Space About Dwelling Standards. This extension would also be largely screened from the ground floor rear windows at the property to the south by the presence of a garage rear projection at that property. The two-storey extension would therefore not affect the light provision or outlook from the property to the south side. There would be no

loss of privacy as the new first-floor room would be a bathroom and it would only be possible to view the rear parts of the neighbouring rear gardens from the one first-floor window, which would not amount a significant loss of privacy.

The extension would not create any further bedroooms and therefore there would be no additional demand for off road parking. Moreover the exsting access arrangements would not be altered. Accordingly it is considered that the development would not compromise highway safety.

CONCLUSION AND PLANNING BALANCE

Overall, the proposal would not harm the character and appearance of the area or residential amenity and would therefore comply with both the Core Strategy policies and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 19.12.19

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council