DELEGATED DECISION REPORT

SMD/2019/0597 **Valid 27/09/2019**	**LEEK TENNIS CLUB PARK ROAD LEEK**	**PROPOSED EXTENSION AND REFURBISHMENT OF EXISTING TENNIS CLUB BUILDING (FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE

This application relates to the Leek Tennis Club which is located to the rear of properties fronting Park Road, within the Leek Town Development Boundary. The site is bound by The Firs to the east, Abbotts Brow and Allotment Gardens to the west and Brough Park Fields to the north. The site accessed via a driveway that runs between no.107 and no.109 Park Road. 5 no. tennis courts are found to the south and west of the site and a detached single storey Club House building is located to the north of the site.

PROPOSAL

Approval is sought for the refurbishment and extension of the existing club house. The works proposed comprise of a single storey extension to the south and west facing elevation and replacement roof to a height of 6.3m, which compares to a height of 3.5m for the existing roof.

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
C1 Creating Sustainable Communities
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 8, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1983/0270	Details of replacement pavilion Approved
SMD/1997/0135	Extension to pavilion Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 31.12.2019
Neighbour consultation period ends: 23.10.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Severn Trent Water

No objection.

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no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason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

In accordance with policies SS1 and SS1a of the Staffordshire Moorlands Core Strategy the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located within the Leek Town Development Boundary where development of an appropriate scale and nature will be supported.

In accordance with policy C1 the Council will support proposals which protect, retain or enhance existing community facilities.

The principle of development is considered to be acceptable subject to matters of detailed design and impact on amenity.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect 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.

Paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The development would result in a single storey building with storage in the roofspace. The building is to sit on a footprint of 16.5m x 8m with an overhang canopy to the south elevation projecting a further 1m. A dual pitched roof is proposed with an eaves level of 2.5m and ridge height 6.3m. Externally, building materials are weinerberger '2020 Antique Slate' clay tiles to the roof and RAL 1013 'Oyster White' painted render to the walls. Upper levels to each gable are to be finished in treated horizontal timber cladding.

The building has been appropriately designed to reflect its purpose and intended use as a sports pavilion and is considered to have an enhanced appearance when compared to the existing building. It is to be sited in the same location as the existing building and would remain largely inconspicuous within the wider street scene. Although the extensions and alterations would largely conceal the existing building the eastern and northern elevation would remain. Accordingly it is considered that the development would meet the relevant policy of the Core Strategy and the NPPF.

Amenity

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including

residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The site is bound by residential properties to the east, south and west. Taking account of the distance between the proposed development and neighbouring properties, together with the level of natural boundary screening, the proposed development does not raise undue concern. The Firs is located over 40m from the building and Abbotts Brow is located nearly 80m to the south, which are considered to be sufficient distances to prevent any harm toe residential amenity.

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: 28.01.2020

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Signed by: JaneC

On behalf of Staffordshire Moorlands District Council