DELEGATED DECISION REPORT

SMD/2020/0158 **Valid 20/03/2020**	**ASH TREE HOUSE** **BADGERS RISE** **LEEK**	**SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the area and the amenity of neighbours.

DESCRIPTION OF SITE
A large red brick semi detached dwelling, one of a pair that were built with planning permission granted in 2016. The dwellings filled a gap on a residential cul de sac and joined a little row of other similar dwellings that have their rear elevations that back onto Brough Park that lies the other side of the park railings and a laurel hedge. The two storey rear elevation of both dwellings are flat faced presenting a small window above the kitchen sink adjacent to a larger patio window that both serve the open plan kitchen/dining interior.

Some of the dwellings to the south in the row have been extended with conservatories and other similar rear extensions that have some exposure to the park.

PROPOSAL
Single storey, rear extension that would extend from the elevation by no more than 3 metres, it would span much of the elevations width and present two adjacent patio doors to the garden. The extension would be red brick, have a flat roof and two adjacent roof lanterns.

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

Emerging Local Plan Policy
SS1a Sustianable Development
SS5 Leek Area Strategy
DC1 Design Considerations

On 27th February, the Inspector issued his post hearing advice. Key recommendations in the letter include:
• The proposed safeguarded land at Gillow Health, Biddulph should be removed. Neither should the site be allocated for housing as requested by the

landowners as the case for exceptional circumstances has not ben met. The land will remain Green Belt as per the Local Plan Submission Version agreed by the Council in June 2018
• No further housing allocations in Biddulph are required
• No further amendments to the housing trajectory are required aside from pushing back the predicted commencement of the Wharf Road, Biddulph site (excluding BDNEW) until 2022/23.
• Monitoring of housing supply will determine if a full or partial Local Plan review is required within 5 years
• Land at Ox Pasture (Cheddleton) and Dorset Drive (Biddulph) should revert back to the Local Green Space designations as per the Local Plan Submission Version as agreed by the Council in June 2018.
• Other modifications were considered during the recent hearings sessions are necessary to make the plan sound, including; updating neighbourhood area housing requirements (Policy SS4) to reflect the latest monitoring data, updating the employment land area for the Tunstall Road allocation to reflect the masterplan and other adjustments to the wording of Policy SS4 and Policy DC2.

No further representations will be sought by the Inspector. As such, the Local Plan policies as proposed to be modified in September 2019 along with the Inspector recommended revisions (February 2020) provide a strong indication of the final policies likely to be adopted in the Local Plan. The Inspector's final report is expected within 2 months and will reflect the post hearing advice. The Council will be able to consider the adoption of the Local Plan at this point. As such, the plan is at a very advanced stage of preparation with some of the key outstanding objections now having been resolved following the February 2020 hearing sessions.

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision Making; 12 Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2019/0563 Garage conversion and first floor front extension. Refused.

CONSULTATIONS
Publicity
Site Notice expiry date: 20th April 2020
Neighbour consultation period ends: 20th April 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council: No objection

Seven Trent Water

I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

OFFICER COMMENTS

Principle of Development

The site is within Leek Town where the area strategy SS5a applies. The strategy generally provides for development that is sustainable and consolidates and regenerates Leek as the principal service centre. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Core Strategy and section 12 of the NPPF. The emerging local plan does not introduce any material change to this approach.

Impact on Character and Appearance of the Area
While the extension would sit behind a laurel hedge, there would be exposure to the public realm of the park and it will be visible to some degree. However, the extension would be of a design that is rather conventional in terms of household extension, it would relate well to the character and appearance of the dwellings rear elevation and be subordinate to the host dwelling. From the park it would not be a prominent or intrusive feature and it would be apparent within its context of the residential elevations. The dwelling a couple of houses along has a very similar extension that might appear to be larger than the proposed, that is similarly exposed to and visible from the park. The character and appearance and visual amenity of the park would not be adversely affected.

Impact on Amenity
The extension's brick side wall would essentially flank the shared boundary for 3m from the dwelling's rear elevation. There is a substantial 2 metre high close boarded fence between the two properties, and while the neighbour has a small kitchen sink window close to the boundary the window serves a large interior space that is open and also served by a large patio window, the centre of which is over 3metres from the boundary – a 45 degree sight line from the centre of that patio window would not be affected.

The depth of garden behind the rear elevation is relatively short at just over 6 metres. The extension therefore would present its rear elevation and patio within just 3metres of the laurel hedge and boundary – outlook would be onto the hedge with sense of park openness beyond. The garden plot is much wider than it is deep and ample amenity space would be retained to the side. The nearest park footway would

be 37metres away from these patio windows and therefore, the applicant should not be uncomfortably overlooked and the amenity of the park would not be adversely affected.

Other Matters
The comments of Seven Trent Water are noted, however this dwelling was built fairly recently and therefore drainage will have been designed into the dwelling at the time of construction. It is therefore considered unreasonable to impose a condition for a drainage to serve a single storey extension on a relatively newly constructed dwelling.

CONCLUSION / PLANNING BALANCE
Extension can be considered to be sustainable development that accords with the development plan and the Framework. There are no adverse impacts that would outweigh the benefits.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 13/05/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council