DELEGATED DECISION REPORT

SMD/2020/0187 **Valid 06/04/2020**	**40 WALLBRIDGE DRIVE** **LEEK**	**PROPOSED TWO STOREY REAR EXTENSION, NEW TILED CANOPY TO FRONT ELEVATION** **(FULL - HOUSEHOLDER)**

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

DESCRIPTION OF SITE
A link detached dwelling orientated with the roof ridge parallel to the road. Flat roof garages join the dwelling types together in the row. These dwellings have a 70s estate character and appearance with scalloped tile cladding, Georgian style window casements.

The dwelling to the north No 42 has a staggered position stepped back from the position of the applicant's as the properties are orientated around a curve in the road. Additional to that the property also has a two storey rear extension. On the south side No 38 has a two storey flat roof extension that brings its rear elevation level with the applicant's and between the two it is the neighbour's garage that joins the two dwellings on this side.

To the rear of the applicant's dwelling there are large open gardens that form an area of woodland with a number of protected trees.

PROPOSAL
To build a two storey brick gable addition that would extend from the rear elevation and have a very similar design and appearance to the existing extension to the rear of No 42 that was built in 2004.

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
04/0087/FUL Two storey extension. Approved.

CONSULTATIONS
Publicity
Site Notice expiry date: 22nd May 2020
Neighbour consultation period ends: 22nd May 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council: Not unneighbourly

Seven Trent Water

No Objection

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
The extension would be on the rear, concealed from public view and not forming part of the street scene that provides the character of the residential area. From the rear the extension would have a very similar appearance and extent of projection with a varied arrangement of gable width. Although the plans include a small flat roof rear extension, which are generally not support because of their poor design, it would be positioned behind the existing flat roof garage and therefore would not be visible from the street scene.

The proposed canopy, comprising a pitch roof would be introduced across the frontage of the dwelling. Whilst this particular feature is not common in the wider street scene, given the staged nature of the dwellings it would not form a particularly prominent addition to the dwelling.

There would be no detriment to local distinctiveness and the character and appearance of the area. There would be no conflict with policy SS5a and DC1 of the Core Strategy.

Impact on Amenity
The closest to the neighbour on the south side at 38 the extension would project 2.2metres with two storey height. Against the boundary and adjoining the applicant dwelling on this side is the applicant's 2.5metre wide flat roof garage, so the nearest window would be some distance from the flank wall of the extension and there would be no breach of a 45degree sight line. On the other side, the neighbour's rear elevation is set forward and already has an extension. There is also a step up in levels to this property adding more height to the two storey flanking wall. The proposed addition would not extend beyond the neighbour's rear elevation or have any flanking effect.

To the rear the back garden adjoins the trees and shrubs on the open land to the rear. The garden boundary would be 18m away from the extension. There are no neighbours behind that could be affected by the development.

CONCLUSION / PLANNING BALANCE

The proposed 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: 01/06/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council