DELEGATED DECISION REPORT

SMD/2020/0312 **Valid 22/06/2020**	**20 WESTON STREET** **LEEK**	**DEMOLITION OF SINGLE STOREY REAR CONSERVATORY AND REAR OUTRIGGER, REPLACEMENT WITH SINGLE STOREY EXTENSION ON SAME FOOTPRINT** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a semi-detached two-storey villa constructed of brick with a slate roof. The property is located on a residential street within the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought to demolish an existing conservatory and single storey outrigger and erect a replacement single storey extension on the same footprint.

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 Staffordshire Moorlands Local Plan

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the

recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).

In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

Emerging Policies:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0453 Two-storey and single storey rear extension
Approved 09/08/2005

CONSULTATIONS

Publicity

Site Notice expiry date: 10/08/2020
Neighbour consultation period ends: 14/07/2020
Press Advert: N/A

Public Comments: None

Town / **Parish Comments:** Leek Town Council recommends approval subject to it not being unneighbourly.

Staffordshire County Council Highways: No objection

Severn Trent Water: No objections and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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 (2019) 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 NPPF (2019).

The dwellinghouse is located within the Development Boundary of Leek; a 'town' as identified by Core Strategy policy SS6a. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

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 NPPF (2019) 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 Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The dwellinghouse has a single storey outrigger with a pitched roof located centrally on the rear elevation. A conservatory has been attached to the rear elevation of the outrigger that projects into the rear garden. It is proposed to demolish both the outrigger and the conservatory and erect a single storey extension. The extension will project 6 metres from the rear elevation of the dwellinghouse (the same depth as the existing structures to be demolished) and will be positioned centrally on the rear elevation (in the same location as the structures to be demolished). The extension will have a pitched roof with an eaves height of 2.5 metres and a ridge height of 3.6 metres. It will be constructed of materials to match the existing dwellinghouse. 2no. sash windows will be positioned in each side elevation with 2no. rooflights within each roof slope. French doors with a floor-to-ceiling window to each side will be positioned in the rear elevation. The windows and doors will have headers and cills to match the existing dwellinghouse.

The proposed extension will be subservient to the existing dwellinghouse due to its scale. It will result in the demolition of an unsympathetic conservatory. The proposed extension will complement the design and detailing of the existing dwellinghouse. The proposed extension, due to its siting centrally to the rear of the property and its scale, would ensure that it is not visible from the surrounding street scene. It is for these reasons that it is considered that the proposed extension will not have a detrimental effect on the character or appearance of the existing dwellinghouse or the street scene.

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension will be almost identical in scale and siting to the outrigger and conservatory it will replace. The proposed extension will therefore have no greater impact on the amenity of the attached neighbouring property to the north or the terraced properties to the south. In addition, given the single storey height of the proposed extension, it will be largely screened by the existing boundary treatments

that surround the property's rear garden. Although the extension will have side facing windows, these will have no greater impact on the neighbours to the north and south, in terms of overlooking, than the present situation. It is for these reasons that it is not considered that the proposed extension will have a detrimental effect on neighbouring amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed extension will not result in an increase in the number of bedrooms at the dwellinghouse and its siting will not affect the existing area of off-street parking. The Highway Engineer raises no objection. It is for these reasons that the proposed development is not considered to have a detrimental effect on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy, the NPPF (2019) and the emerging policies in the Staffordshire Moorlands Local Plan. As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 11/08/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council