DELEGATED DECISION REPORT

SMD/2020/0344	**39 WESTWOOD PARK**	**EXTENSION TO FORM**
Valid 21/07/2020	**AVENUE**	**GARAGE AND UTILITY WITH**
	LEEK	**BEDROOM & ENSUITE OVER**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site lies within the development boundary of Leek and is in the west part of the town. It comprises a 1950's/1960's style 3-bed semi-detached house with bricks and tiles and is similar to the other houses in the area. The site is a corner plot with a larger than average space to the side of it. It faces Westwood Park Avenue to the north-west. Overdale Place cul-de-sac runs along the side boundary to the south-west and the adjoining dwelling lies to the north-east side. To the rear lies a bungalow facing Overdale Place. The bungalow is placed perpendicular to the dwelling on the application site i.e. its flank wall faces the rear elevation of the house.

PROPOSAL

This is full householder planning application for two storey side extension which would provide an integral garage on the ground floor and utility room (replacing a small detached single garage) and a fourth bedroom on the first-floor with ensuite-bathroom facing the rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.9.20
Neighbour consultation period ends: 15.9.20
Press Advert: N/A

Public Comments

None.

Parish Council

None.

Severn Trent Water

No objection.

COMMENTS

The site lies within the development boundary for Leek whereby the general principle of development is considered to be acceptable and in accordance with Polices SS2 and SS5.

With regard to the character and appearance of the area, the extension would be just over half the width of the house and would be recessed behind the front wall slightly and also have a slightly lower roof ridge. This form of extension would harmonise and respect the scale and form of the original house. It would comply with the Council's design guidance for side extensions and as a result it would appear subservient to the main dwelling, respecting it's dominance over the extension. It would be finished with matching colour bricks which respects part of the front elevation (comprising bricks and tile hangings) and would have matching tiles. The proposed windows would be similar in style, size and shape to the existing.

With regard to residential amenity, due to the large space to the side of the house, the extension would remain with significant space between it and neighbouring dwellings and would not cause any loss of light to other properties or appear overdominant when viewed from them. Although the extension would be closer to the flank wall of the bungalow to the rear, there are no windows on this flank wall and is further from the rear garden of the bungalow than the main part of the house and therefore would not appear overdominant or intrusive from this property. There would be a first-floor window overlooking this property but as it serves an ensuite bathroom, obscured glazing can be inserted into it to avoid any harmful overlooking or loss of privacy. There would be no windows on the proposed side elevation. The front windows would be no closer to the houses on the opposite side of the road than the current windows of the house and hence does not introduce any significant new forms of overlooking. The privacy of neighbours would therefore not be harmed.

There is a large recently hard-surfaced space to the front of the house which can accommodate the parking of three vehicles (aside from the garage) which is in accordance with the parking standards for 4-bed dwellings.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Council's Core Strategy, the forthcoming Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 15.9.20

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council