DELEGATED DECISION REPORT

SMD/2020/0397	**29 LORIEN CLOSE**	**PROPOSED GARAGE TO SIDE**
Valid 24/07/2020	**LEEK**	**OF THE PROPERTY**
		(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 a 1960s/1970's housing estate in the west part of the town and is within the development boundary of Leek. It comprises a semi-detached dwelling which is one of a row of similar houses which face Lorien Close to the west, with the attached dwelling to the south and other houses in the row to the north side. There are also similar houses on the opposite side of the street. The road slopes downwards towards the south and there houses are also built on a slope which falls downwards towards the rear (east) leading the rear part of the dwellings to appear split-level.

PROPOSAL

This is full householder planning application for single-storey side extension to provide a flat-roofed garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

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: 17.9.20

Neighbour consultation period ends: 17.9.20
Press Advert: N/A

Public Comments

None.

Parish Council

None.

Local Highways Authority

No objection.

Severn Trent Water

No objection.

COMMENTS

With regard to the character and appearance of the area, although the garage would have a flat-roof, flat-roofed garages are a feature of this side of the street and it would not appear out of keeping with street scene. At the rear it would appear in a similar form to a flat-roofed two-storey extension due to the sloping nature of the site and split-level appearance of the houses but this would be no different to the other houses in the street which have side extensions and side garages and in any case, the rear elevation would not be visible from the road. The proposed garage would be slightly higher than the side garages of the existing dwellings along this row but it would still retain a single-storey form and would not harm the overall appearance of the dwelling. Furthermore, as the property is on lower ground to the adjacent property to the north, the garage would not appear to dominate this property and the roofline would appear fairly even to the roof of the neighbouring side garage.

With regard to residential amenity, the dwelling on site is sited slightly further forward than the dwelling to the north side but the garage would not project forward enough to affect the light to the front windows of the neighbouring house and would be screened by the neighbouring side garage. It would not appear intrusive from neighbouring properties or lead to any significant loss of light or privacy affecting the neighbours. There are no habitable side windows in the neighbouring property which would be adversely affected by the side extension. Due to the drop in land levels to the rear, a raised stairway is proposed to from the rear elevation of the garage to garden level. Whilst there would be potential for overlooking by people using this stairway, given that there is no space to linger or sit out at the top of the stairs no privacy issues are raised. The window in the rear of the garage is also at an elevated position but would create no greater overlooking than the windows in the rear elevation of the existing house especially given that it would serve a garage rather than a habitable room.

The garage would not reduce parking spaces in front of the house. There would be two adequate sized parking spaces in front of the house and proposed garage and this is sufficient and in line with parking standards for a 3-bed house. However, a condition can be added to retain the proposed garage for the parking of vehicles in connection with the residential use of the site.

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 Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.9.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council