DELEGATED DECISION REPORT

SMD/2020/0373 **Valid 27/07/2020**	**37 COOPERS CLOSE** **LEEK**	**REPLACE FLAT ROOF TO A 30 DEGREE SINGLE PITCHED ROOF TO THE REAR 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 1970's housing estate in the west part of the town and is within the development boundary of Leek. It comprises a brick-and-tile two-storey link-detached dwelling which is the end house of a row of similar houses (to the east) which face Coopers Close to the south. The road continues around the west side of the site thereby making the site a corner plot. There are other similar houses on the opposite sides of both parts of the road to the west and south and also to the rear of the site to the north.

PROPOSAL

This is full householder planning application for the addition of a lean-to pitched roof on top of an existing flat-roofed rear projection to the house.

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

Not unneighbourly.

Severn Trent Water

No objection.

COMMENTS

With regard to the character and appearance of the area, although the rear projection to be altered is not visible from the road to the front of the site, it is partly visible from the road to the side although a boundary fence does screen the garden well. The proposed roof would improve the appearance of the rear elevation of the house.

With regard to the impact on residential amenity and the living conditions of neighbours, the proposed roof is not large enough or high enough to harm the light provision of the adjacent property to the east, particularly as there is a garage separating the extension from the main part of the house where windows are present. It would not appear obtrusive or overdominant from the neighbouring property either. Privacy would not be affected.

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: 21.9.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council