DELEGATED DECISION REPORT

SMD/2020/0433 **Valid 05/08/2020**	**23 QUIETWAYS** **WESTWOOD PARK DRIVE** **LEEK**	**PROPOSED BEDROOM EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance
- Amenity

DESCRIPTION OF SITE

This application relates to a detached two storey dwellinghouse located on the eastern side of Westwood Park Drive, within an area that is predominantly residential in character. The dwellinghouse forms part of linear pattern of development comprising dwellings of varying character and architectural design.

PROPOSAL

Approval is sought for a first floor side extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SMDC Local Plan

SS1 Development Principles
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) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0823 Conversion of garage to study, erection of attached garage, front canopy and additional vehicular access – approved

SMD/2003/0146 Kitchen extension – approved

SMD/1993/0392 Extension to lounge and bedroom including installation of dormer windows – approved

SMD/1987/1036 Extension to form dining room and toilet with bedroom over - approved

CONSULTATIONS

Publicity

Site Notice expiry date: 25.09.2020
Neighbour consultation period ends: 02.09.2020
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policy SS1 of the Staffordshire Moorlands Local Plan states that the Council will expect the development and use of land to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands in terms of delivering, amongst other things:

- A healthy, safe, attractive, active, well-designed and well-maintained environment; and
- Development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual town and villages and their setting.

Design

Local Plan policy DC1 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 is expected to promote a positive sense of place and identity through scale, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework (NPPF) 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.

This application seeks approval for a first floor extension to the north facing side elevation of the dwellinghouse. The extension has been designed to extend and link the catslide roof. The development will remove an existing bedroom window located within the north facing elevation and incorporate a rooflight window in its place. External building materials are to match those of the host dwelling and are considered to be acceptable. The application has been appropriately designed to respect the character and form of the host dwelling and will not result in an incongruous addition within the wider streetscene.

Amenity

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, visual impact, outlook, privacy and soft landscaping.

The application site is bound to the north by no.21Westwod Park Drive. This neighbouring property comprises of a detached dormer bungalow which sit on a lower level to the host dwelling. The proposed extension is not of a scale that would result in undue harm to the amenity of this neighbouring property. The rooflight window would offer views over this neighbouring property and would present no greater impact then that incurred by the existing bedroom window it is to replace. No objections have been received from this neighbouring property.

Highway Safety

The proposed development would not result in the loss of existing on-site parking provision, nor will it result in an intensification of existing bedrooms. There are no highway safety concerns arising from this application.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant design and amenity policies outlined within this report and as such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 25.09.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council