DELEGATED DECISION REPORT

SMD/2020/0417 **Valid 29/07/2020**	**MOUNT VIEW 145** **ASHBOURNE ROAD** **LEEK**	**PROPOSED REAR EXTENSION TO FORM LARGER KITCHEN AND DINING ROOM** **(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 an end-of-terrace, two-storey dwellinghouse constructed of brick with a tiled roof. The property is located on the eastern side of the A523, within the Development Boundary of Leek. The surrounding area comprises largely residential properties, however some commercial properties are located on the opposite side of the road.

PROPOSAL

Full planning permission is sought for the erection of a single storey rear extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 03/09/20
Neighbour consultation period ends: 27/08/20
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council recommended the application for approval subject to it not being unneighbourly.

Severn Trent Water: No objection to the proposals 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 Local Plan, 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 Local Plan policies SS2 and SS5. Extensions to dwellinghouses in towns is 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 application site has a single storey rear extension that occupies just under half the width of its rear elevation, projects 6.3 metres from the rear elevation and has a pitched roof. It is proposed to retain the side wall closest to No. 143 and the rear wall of the existing extension and extend into the side return. The extension will adjoin the boundary wall at No. 147. The pitched roof of the existing extension will be replaced with a flat roof and a large glazed roof lantern will be positioned centrally.

The proposed extension would not be subordinate to the existing dwellinghouse and it would not reflect the character of the existing dwellinghouse. In addition, the proposed flat roof is not supported by the Council's Design Guide. However, a similar extension extending 6 metres to the rear of the dwellinghouse could be erected as permitted development under the prior approval route and neither neighbour objected to the proposal. Given this fallback position, it is not considered that a refusal could be sustained on design grounds given the proposed extension would only be marginally longer in depth by 30cm.

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 dwellinghouse to the south (No. 147) forms part of the terrace and has a part two-storey, part single storey outrigger to the rear elevation. The outrigger forms a blank boundary wall to the application site and extends above the eaves height of the dwellinghouse. Both the single storey and two-storey outrigger has a mono-pitch roof that slopes away from the application site.

The proposed extension will extend to the same depth as No. 147's rear outrigger and its overall height will be lower than the neighbour's single storey outrigger. The proposed extension will therefore not have a detrimental effect on the amenity of No. 147.

The dwellinghouse to the north (No. 143) comprises a semi-detached property that is located on a lower ground level than the application site. No. 143 is stepped away from the shared boundary by approximately 6 metres and a flat roofed garage is positioned in the gap to the side. The application site has an existing single storey extension that extends 6.3 metres from the rear elevation. It is proposed to retain the

side wall closest to No. 143 and the rear wall of this extension and infill the side return furthest away from No. 143. The depth of the extension will not change and the height of the extension will be reduced with the pitched roof being replaced with a flat roof. The impact of the proposed extension on No. 143 will therefore be less than at present and it will continue to comply with the 45-degree guideline. The proposed extension will therefore not have a detrimental effect on the amenity of No. 143.

The application site has a very long rear garden (over 40 metres in depth) and the proposed extension will not directly face another dwellinghouse to the rear.

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 terrace of properties has an access road to the rear which provides off-street parking and access to a garage that serves each dwelling. The proposed extension would not result in an increase in the number of bedrooms at the property and it would not affect the existing parking area/garage. It is therefore 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 Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 22/09/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council