DELEGATED DECISION REPORT

SMD/2020/0098 **Valid 24/02/2020**	**STATION HOUSE LEEK ROAD WETLEY ROCKS**	**PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, Character and Appearance,
- Amenity; and
- Highway safety

DESCRIPTION OF SITE

The application site forms part of a linear pattern of the development located on the north western side of Leek Road, Wetley Rocks. The site falls with the village development boundary and comprises of a detached brick-built dwellinghouse which is positioned centrally within the plot. On-site parking is located to the front and side of the dwellinghouse and an enclosed landscape garden is located tot eh rear.

PROPOSAL

Approval is sought for a part two storey / part first floor side and rear extension and approval is sought for the demolition and replacement of an existing conservatory with a single storey extension. A single storey “link” is proposed between the proposed rear extension and an existing detached garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages 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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: 04.03.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cheddleton Parish Council do not object to this planning application as long as materials used are sympathetic to those used on the original building. i.e. like for like to blend in.

Staffordshire County Council Highways

No comments received.

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 the Council will expect he development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands.

Design

Policy DC1 requires all new development to be well designed and of a high quality which adds value to the local area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, height, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework 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 part two storey / part first floor side and rear extension and for a replacement of an existing single storey rear extension that will link to a detached garage. The extension has been designed to reflect the architectural character of the existing dwellinghouse and moreover, the extension will be finished in materials to match. The extension is of a proportionate scale relative to the existing dwellinghouse and the stepped nature of the development will allow the original dwellinghouse to dominate. As such the extension will appear subordinate. Though generous in scale, it is considered that the extensions will harmonise with the host dwelling and will not appear incongruous or visually intrusive in the streetscene.

Amenity

Policy DC1 requires new development to protect eh amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy and soft landscaping. Similarly, 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, outlook, privacy and soft landscaping. The Councils adopted Supplementary Planning Guidance (SPG), Space About Dwellings provides guidance to protect privacy for existing and proposed residents and recommends a serration distance of 22m between facing principle habitable room windows located in the rear elevation. A distance of 14m is recommended between a principal habitable room window and a non-habitable room window or flank elevation. The spacing distances involved would satisfy the SPG.

Two the side where the extension is to be sited lies the village Chapel. Although there is a window in the gable of this building it is not afforded the same protection as a dwelling house. No other properties will be affected in terms of overshadowing. Sufficient separation will be maintained to boundaries to avoid any overshadowing from the single storey rear extension.

With regard to overlooking no first floor side windows are proposed and the windows in the front elevation will be c28m from the bungalow opposite. A number of windows including a Juliet Balcony are proposed to the rear but the separation to the newly built houses at the back will be similar to the relationship with the existing part of the dwelling.

Taking account of the siting and scale of the proposed development relative to neighbouring residential properties it is not considered that the development would result in under harm to residential amenity.

Highway Safety

The proposed development would result in the provision of 2 no. additional bedrooms creating a 5 no. bedroom dwellinghouse. In accordance with Appendix 8 of the local Plan in such cases the dwelling should be served with 3 no. off-street parking spaces of 2.4m x 4.8m. The site can currently accommodate this provision. The proposed development would not result in the loss of any existing on-site parking provision.

CONCLUSION / PLANNING BALANCE

This application accords with the relevant policies contained in the Staffordshire Moorlands Local Plan and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 16.10.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council