DELEGATED DECISION REPORT

SMD/2020/0499 **Valid 29/09/2020**	**23 FURMSTON PLACE** **LEEK**	**NEW GROUND-FLOOR REAR EXTENSION AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character, appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The application site is within the development boundary of Leek and lies to the north-east of the town centre on a 1930s housing estate. It comprises a semi-detached dwellinghouse which faces the end of a cul-de-sac on Furmston Place to the west. The attached semi-dwelling is to the south. A row of terraced dwellings lie perpendicular to the site to the north-west and also face the end of the cul-de-sac. There are other dwellings to the rear (east).

PROPOSAL

This is a full householder planning application submitted by Millbrook Healthcare for a single-storey rear extension with an oblique footprint, needed to enlarge a kitchen and create a “wet-room” as part of a scheme of adaptations for a resident at the house. The extension would have matching bricks and a flat roof and would span the whole rear wall of the house. It would have a maximum projection from the rear wall not exceeding 5.0 metres. There would be a projection of 2.8 metres at one side. At the side of the attached neighbouring dwelling, the projection would be 1.6 metres and then taper away from the neighbouring property, extending a further 3.5 metres at a diagonal angle, following the shared side boundary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted September 2020)

DC1 – Design Considerations

National Planning Policy Framework

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity
Site Notice expiry date: 23.10.20
Neighbour consultation period ends: 23.10.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

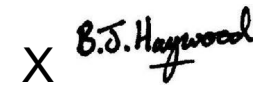
Despite the flat-roof and oblique shape, the extension would not harm the appearance of the traditional brick-and-tile 1930s dwelling as it would not be visible from the road or public realm and would also have matching brick materials for the walls. Furthermore the shape has been dictated by the existing boundary line. It would not harm the light provision of the neighbours to the north-west as the house here is perpendicular to the site and more to the front rather than the side. The extension would project away from this property. With regard to the other neighbours to the south, the extension would project 1.6 metres along the shared boundary before tapering away from this property. It would not break the 45 degree lines measured from the rear windows and therefore would not lead to a loss of light to the neighbours, helped by the low flat-roofed design and the fact that it is to the north of this dwelling. As there would be no side windows on the extension, the level of privacy of either sets of neighbours would not be harmed. The properties to the rear are a considerable distance away and would not be affected.

CONCLUSION

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Council's Local Plan as well as the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 23.10.20

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council