**DELEGATED DECISION REPORT**

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| **SMD/2020/0486**<br>**Valid 08/09/2020** | **70 HENCROFT**<br>**LEEK** | **SIDE EXTENSION AND ALTERATIONS**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

The impact on the character and appearance of the area
The impact on residential amenity

**DESCRIPTION OF SITE**

The site is within the development boundary of Leek and lies to the north-west of the town centre on a residential street with a mix of housing. It comprises a modern brick-and-tile 2-bed semi-detached dwellinghouse, the end house of a row of 8 identical dwellings which face Hencroft to the north. To the west side lies a row of modern terraced dwellings which also face the road. The other identical dwellings, including the attached dwelling, lie to the east side. There are other dwellings to the other side of the road to the north including dwellings placed perpendicular to the road (i.e. which have side elevations facing the road), directly opposite. There are also modern dwellings to the rear of the site (to the south).

**PROPOSAL**

This is a full householder application for a two-storey side extension onto an existing hard-standing and driveway down the side of the house. This would provide a third bedroom and larger bathroom for the property. The plans also show the widening of the current driveway over the front lawn to provide parking for up to two cars.

Amended plans were received to show an alteration to the lean-to roof over a proposed store/garage on the front elevation and the retention of a side boundary hedge, originally proposed to be removed.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Staffs Moorlands Local Plan (adopted September 2020)**

DC1 – Design Considerations

**NPPF (Revised February 2019)**

Sections 12 (Design)

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 13.10.20
Neighbour consultation period ends: 13.10.20
Press Advert: N/A

### Public Comments

None.

### Town / Parish Comments

“Not unneighbourly”

### Waste Collection Services

No issues

## OFFICER COMMENTS

The scheme would effectively double the width of the house but the house has a very narrow profile and there is a considerable gap to the side boundary. The front wall of the extension would be set back behind the main front wall and the roof ridge would be dropped below the main ridge and therefore, despite the width, the extension would harmonise with the existing house and appear subservient to it in accordance with the Council’s Space About Dwellings SPG. The fenestration, roof pitches, roof form and materials would also match to ensure the extension harmonises with the existing house. The amendment comprises the addition of a side hip to the lean-to roof above the garage/store so that this matches the design of the existing canopy/lean-to roof. A sufficient gap would be maintained between the extension and side boundary to avoid the house appearing overcramped within its plot and respect the degree of spaciousness in the street scene on this part of the road.

As the scheme would result in the loss of part of the driveway, the small front lawn would be surfaced over to provide a replacement parking space and new path to the front door. In order to maximise space to do this, a side boundary hedge was also proposed to be removed. This is unnecessary as there is sufficient space to provide two parking spaces to the front of the house and amended plans have shown this to be retained as providing the only greenery/vegetation to the front of the house once the lawn has been surfaced over. I do not consider the works to the front of the house would be significantly harmful to the street scene which comprises a mix of dwellings and other wide front driveways.

With regard to residential amenity, it would only be possible to view into the rear parts of neighbouring rear gardens from the first-floor rear bedroom window and this would not amount to a harmful loss of privacy. There are no windows on the side elevation of the dwelling to the west side and therefore the extension would not appear overdominant or lead to a loss of light affecting the neighbouring property and would not lead to any privacy issues.

The scheme would lead to two parking spaces, replacing part of the driveway to be lost to the extension. The proposed garage cannot accommodate a car and is to be used as a store. The two outdoor spaces are sufficient to serve a 3-bed property and in line with the Council's parking standards.

**CONCLUSION / PLANNING BALANCE**

The proposal would comply with the Council's adopted Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 3.11.20**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**