DELEGATED DECISION REPORT

SMD/2020/0477 **Valid 02/09/2020**	**23 BROUGH CLOSE** **LEEK**	**REAR GROUND FLOOR EXTENSION, CONVERSION OF EXISTING GARAGE AND AMENDMENTS TO FRONT ELEVATION.** **(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 a semi-detached, two-storey dwellinghouse constructed of brick with a Marley modern covered pitched roof. The property has been previously extended with a two-storey side extension and a rear conservatory. The property is located towards the top of a cul-de-sac, on a corner plot that is triangular in shape. It is set back from the road by a small front garden and driveway. The property is located within the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought for the construction of a single storey rear extension, the conversion of the existing integral garage and the replacement of the garage door with a window.

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

SMD/1998/0256 Domestic garage
Approved 22/06/1998

SMD/2005/0054 First floor side extension over existing garage
Approved 12/05/2005

CONSULTATIONS

Publicity

Site Notice expiry date: 29/10/2020
Neighbour consultation period ends: 29/09/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council recommend the application for approval subject to the following comment: Not unneighbourly.

Severn Trent Water: No objection and do not require a drainage condition to be attached.

OFFICER COMMENTS

Principle of Development

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.

It is proposed to demolish the existing conservatory to the rear of the property and erect a single storey extension. The extension will project into the rear garden by the same depth as the existing conservatory (3.1 metres) and will occupy the full width of the dwellinghouse (both the original rear elevation and the rear elevation of the two-storey side extension). The extension will be steped-in from the boundary shared with the attached dwellinghouse (No. 21 Brough Close). The extension will have an eaves height of 2.4 metres and a mono-pitch roof with an overall height of 3.6 metres. The extension will be constructed of brick and tile to match the existing dwellinghouse.

The proposed extension will be subordinate to the existing building due to its scale and it will not be highly visible from the street scene due to its siting to the rear of the property. It will complement the design and materials of the existing dwellinghouse and will not have a detrimental effect on its character or appearance.

In respect of the garage conversion, the existing garage door within the front elevation will be replaced with a window that will be the same size and design as the windows within the existing dwellinghouse. The proposed alteration to the front elevation of the dwellinghouse will not have a detrimental effect on the character or appearance of the dwellinghouse or the street scene.

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Local Plan 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 property to the rear of the application site (No. 67 Hencroft) is located on a lower ground level. The proposed extension will not directly face this property and a gap of approximately 24 metres will be maintained between the proposed extension and No.67's rear conservatory. Due to the separation distance between the two properties, it is not considered that the proposed extension will have a detrimental effect on the amenity of this property.

The attached dwellinghouse (No. 21 Brough Close) has been extended to the rear with a conservatory that extends to the same depth as the proposed extension and is positioned adjacent to the boundary shared with the application site. A 1.8 metre closed boarded fence forms the boundary treatment between the two properties. The proposed extension will be sited northwest of No. 21's rear conservatory and therefore it is unlikely to have a significantly detrimental effect on No. 21's light levels. In addition, due to its depth, it is not considered that it will have an overbearing effect on No. 21. It is therefore not considered that the proposed extension will have a detrimental effect on the amenity of this property.

The proposed alterations to the front elevation of the dwellinghouse will not affect neighbouring amenity, as the new window will not directly face another dwellinghouse.

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 application site comprises a 3-bedroom property with parking provided within an attached garage and on the existing driveway. It is proposed to convert the existing garage to additional living accommodation, thereby leaving 1no. off-street parking space. The Council's Parking Standards require a 3-bedroom property to have 2no. parking spaces.

The Planning Officer requested a parking plan outlining the provision of 2no. parking spaces within the curtilage of the property. However, the agent advised that this was not possible without one vehicle marginally overhanging the pavement.

The garage was not conditioned to be retained for the parking of vehicles, either when it was constructed in the late 1990's or when permission was granted to add a third bedroom to the property in the 2000's. Speaking with the Highway Engineer at SCC, he concluded that due to the property's close proximity to the town centre of Leek (within walking distance), a reduced level of off-street parking provision could be justified in this instance as the property is located in a highly sustainable location in close proximity to other modes of transport. It is therefore considered that the reduction in off-street parking at the property will not have a detrimental effect on highway safety and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

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: 10/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council