DELEGATED DECISION REPORT

SMD/2020/0527 **Valid 24/09/2020**	**242 LEEK ROAD** **ENDON**	**PROPOSED OPEN-PLAN KITCHEN & SITTING EXTENSION TO SIDE AND REAR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Neighbour amenity
- Design
- Highways

DESCRIPTION OF SITE

Two storey brick and tile pre-war semi set back 15m from the main road frontage with parking and turning space occupying the front garden, garage to the side and c.16m rear garden. There is a single storey flat roofed extension at the rear. The rear garden is set down below floor level by c.0.6m. The attached semi to the SW has been more recently extended at the rear under application 99/00913/FUL. An adjacent large detached dwelling to the NE with a large garden plot stands at about 6m from the boundary with the application site.

PROPOSAL

Single storey flat roofed extension to the rear. This will take the place of the existing build out extending rearwards by the same c.4m and not extending any closer to the neighbouring attached semi. It will however extend to the side garden boundary with the adjacent property to the NE and wrap around along the side to join with the garage which would be part converted to utility room and part retained as a store.

The walls are proposed in brick to match the existing. Flat or low profile rather than raised lantern lights are proposed in the roofing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None specific to the application property but see in relation to the attached semi:
84/13324/OLDDC – extension to form bedroom – approved
99/00913/FUL – rear extension to provide kitchen with bathroom above – approved
02/00600/FUL – single storey front extension – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 12th November 2020
Neighbour consultation period ends: 15th October 2020
Press Advert: N/A

Public Comments
None received

Town / Parish Comments
Endon with Stanley Parish Council – None received

Severn Trent Water
Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition. Advise there may be a public sewer located within the application site.

SCC Highways
No objection. The proposal is for an extension to the side and rear elevations of the property including the conversion of the garage into a store and utility. Although the conversion of the garage will incur the loss of a parking space it is considered off-highway parking provision is sufficient for a property of this size. Therefore the proposal will not have a detrimental impact on the highway.

OFFICER COMMENTS

Principle of Development
Within the town development boundary therefore development acceptable in principal subject to design, neighbour amenity and highways.

Design
Visually the proposal would be found inconsequential to the street scene as the front elevation would be essentially stay as existing. Due to the set back from the road and the garden vegetation of 244, despite the significantly lengthened side elevation towards the rear this too would be unlikely to be noticeable in the street scene.

The LPA's design guidance seeks to avoid new flat roofed developments but a number of factors may be considered to suggest that this flat roofed scheme can be accepted: first and foremost that the development as proposed would not introduce noticeable change in the street scene; secondly the scheme utilizes and / or takes the place of existing flat roofed development so that there would be no appreciable change for the outlook of the attached neighbour at 240. Although the scheme would introduce a length of blank elevation to a flat roofed structure along the boundary line with no.244 about 1m in from the boundary and c.6m from the side elevation of the dwelling at no.244 this additional element would be set against the backdrop of the existing building and would not appreciably alter the general impact and not infringe amenities.

The fact that the proposed new wall elevations are to be in brick to match the existing is a further significant factor to ensure the overall development would assimilate satisfactorily into the existing development.

Amenity
There is a large ground floor side window facing the proposal site from no.244 but this is not a principal window as it serves a room with a further larger window facing out to the rear. Again with the separation of at least 6m there would be no adverse consequences for neighbour amenity in relation to this side window. Accordingly, there would be no adverse impact on this neighbour.

With respect to the adjoining neighbour, the extension would project no closer to the common boundary than the existing flat roof extension. Therefore the impact on this neighbour would no greater than the existing situation. It is also noted that the adjoining neighbour has a similar extension, although with a pitched roof which meets the eaves level.

Overall, there would be no adverse impact on the residential amenities of the surrounding neighbours.

Highway Safety
As noted from the Highways comments and noting the surfaced front garden turning area the scheme is judged not to affect parking and turning capacity unduly for the size of property and is therefore found acceptable on Highways safety grounds.

CONCLUSION / PLANNING BALANCE
In consideration of all of the above the scheme is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 17th November 2020

X

Signed by: Jane Colley Signature
On behalf of Staffordshire Moorlands District Council