

DELEGATED DECISION REPORT

SMD/2021/0240
Valid 14/04/2021

19 ADAMS GROVE
LEEK

**DEMOLITION OF EXISTING
SINGLE STOREY REAR
EXTENSION, ERECTION OF
LARGER SINGLE STOREY
REAR EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways and parking

DESCRIPTION OF SITE

No. 19 Adams Grove is a detached two-storey dwelling positioned mid-way along the cul-de-sac within Leek. The dwelling benefits from an integral garage and has additional parking at the front of the house. The dwelling has previously extended having had a single storey rear extension which extends 6.3m along the rear elevation and a front porch. For the purposes of planning policy consideration the application property is located within the Leek Town Development Boundary.

PROPOSAL

Planning permission is sought for a single storey rear extension. It will replace the existing single storey rear extension. The extension will extend 7.2m widthways and project out 4.1m from the rear wall. The extension will have a height of 2.8m and feature a flat roof with two roof lanterns. It will be off white render as per the existing dwelling. The extension will accommodate an enlarged kitchen and dining room.

The extension extends an additional 0.1m to be outside of what is allowed under permitted development for a detached property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127

Section 9

Supplementary Planning Document

Staffordshire Moorlands Design Guide.

SITE HISTORY

SMD/2019/0350 Proposed Front extension

APPROVED 31/07/2019

CONSULTATIONS

Publicity

Site Notice expiry date: 2/06/21

Neighbour consultation period ends: 3/05/21

Press Advert: N/A

Public Comments

Neighbours	No representations received
Leek Town Council	No objection
Severn Trent Water	No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the Town Boundary as defined in Policy SS2 of the Local Plan; as such there are no fundamental objections in principal to a domestic extension within this location.

Material planning considerations include design, visual impact, neighbour amenity, parking and drainage.

Impact on Character and Appearance

Policy DC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of scale, density and design that responds to the character of the area in which they are situated.

The proposed extension to the property is to be located at the rear at ground floor level and will sit within the same footprint as the existing rear extension that it replace. The extension is small scale (only 1.0 metre in length above permitted development) allowing the host dwelling to remain the dominant element. The materials proposed are to be in keeping with the host dwelling as it will use render finish to tie in with the overall design of the building. Whilst render is not normally encouraged, it is noted that it is already a significant feature of this property. It will feature a flat roof/lantern style extension which relates to the modern enhancements made to the dwelling and therefore, considered visually acceptable.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020).

Neighbour amenity

Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed extension would be seen from adjacent neighbours at No.20 and No.18 Adams Grove from the rear. Both neighbours' amenities will be maintained as the additional 2m length from the existing extension is considered marginal and will be positioned on the same footprint as the extension that will be replaced. In addition, it would not impact upon the neighbour's light source into their habitable rooms as it does not infringe on the 45 degree line when assessing loss of light. No neighbour representations have been received and the Town Council comments that the proposal is not unneighbourly.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020)

Highway safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The scheme would not see the loss of any parking space as it not increase the number of bedrooms of the dwelling and the integral garage would not be lost. The scheme accords with Policy T1.

Other matters

Severn Trent Water has no objections to the application. They do inform that there may be a public sewer located within the site and comment that there is no guarantee that any of their sewers can be built over or close to. Bearing in mind these comments it is recommended that appropriately worded informative notes are added to the decision notice to remind/inform the applicant/developer of their responsibilities.

CONCLUSION

The application is a simple householder alteration would be not cause harm rather be indifferent within the street scene as it is located to the rear. The small scale nature of the proposal ensures that there would not be any neighbour amenity harm nor would it create any parking problems.

OFFICER RECOMMENDATION : **Approval**

Case Officer: Lisa Li

Recommendation Date: 21/05/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council