

DELEGATED DECISION REPORT

SMD/2021/0324
Valid 11/05/2021

3 ASHENHURST WAY
LEEK

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Neighbour amenity
- Design

DESCRIPTION OF SITE

Detached modern 20th C two storey dwelling; presents as a dormer bungalow to the front but raised at the rear to form a full two storey elevation. Existing conservatory at the rear projects 3.8m.

PROPOSAL

An existing conservatory would be removed and replaced with a lean-to extension c.7m x 3.2m projection and c.3.6m high at the lean-to point. The roof to the extension includes a proposed row of 4 roof lights.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS5 Leek 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; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/01135/FUL – extension to first floor – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 13th July 2021

Neighbour consultation period ends: 2nd June 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council – approve subject to not being found unneighbourly

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development

Within the town development boundary therefore in principle acceptable but subject to all other material planning matters being considered.

Design

Materials are given as brick and concrete tile to match the existing. The site at the rear is exceptionally concealed as the back garden rises steeply behind. The development represents an up-grade in appearance from the existing conservatory to be removed. No design concerns.

Amenity

The development is at the west end of the rear adjacent no1 Ashenhurst and would have a similar relationship to this neighbour as the conservatory. The arrangement will differ in that the proposal would have a blank walled side elevation entirely in brick as opposed to the open glazing of the conservatory. This is likely to be seen as an improvement to neighbour privacy. As the proposal structure would extend no further than the current conservatory and in fact be slightly less deep in projection there should be no greater impact on the neighbour in terms of physical presence

and the development is unlikely to be found overbearing or likely to reduce sense of light and space or otherwise seem unduly intrusive.

Although the extension will be closer to number 5 to the east than the existing conservatory, there will be no adverse impacts on this neighbour's amenities as the extension is to be set back 5.5m in from the side boundary between the two properties.

It is also worth reflecting that were this an extension to the original rear elevation, as opposed to one previously extended to two storeys, the proposal would meet the criteria of 'permitted development'

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Arne Swithenbank

Recommendation Date: 13th July 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council