DELEGATED DECISION REPORT

SMD/2021/0516 **Valid 06/08/2021**	**1 MOORLAND ROAD** **LEEK**	**DEMOLITION OF EXISTING LEAN TO KITCHEN AND PREFABRICATED GARAGE/STORE AND PROPOSED EXTENSION AND ALTERATIONS** **(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 east of the town centre. It comprises a 1950s style brick-and-tile detached dwellinghouse which faces Moorland Road to the south-east, at the start of the road. There is a pair of semi-detached houses places diagonally to the house on site, to the south-west of it, facing the junction with Ashbourne Road and marked 121 and 123 Ashbourne Road. The dwellings on the north-east side of the site are similar to the one on site and face Moorland Road and there are also other dwellings on the opposite side of the road. To the rear of the site to the north-west is a hospital which is also a listed building.

PROPOSAL

This is a householder planning application for a single-storey rear extension which would also project up to the side boundary. This would replace an existing single-storey rear projection and also a detached garage next to the side boundary. The extension would project further rearward of the current rear projection but would have a similar lean-to roof form and the side wall would be in the same position. The extension would also project slightly further rearward of the current garage and store and would be wider but would be no further forward. It would also have the same flat-roof form of the garage. The new rear projection would accommodate a large kitchen/dining area and the side part would be a new enlarged garage and store. The entire extension would be finished with matching red brick and grey tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised July 2021)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 5.10.21
Neighbour consultation period ends: 5.10.21
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Not unneighbourly.

Severn Trent Water

No objection subject to a standard condition.

Conservation Officer

“No comments to make on this application.”

OFFICER COMMENTS

With regard to the character and appearance of the area, the enlarged lean-to form of the extension would not harm the appearance of the house and would respect the scale, materials and form of the house and the window design is appropriate. The side part would be flat-roofed contrary to the Council’s design guidance but the existing garage is also flat-roofed and as it would be set back considerably within the plot would not be harmfully prominent. Other similar flat-roofed extensions to replace rearward garages have been approved in the area recently and are not entirely out of keeping with the area.

The listed hospital buildings to the rear are a considerable distance from the dwellings and their appearance and setting would not be harmed by the proposal.

With regard to residential amenity, the side wall would be close to the rear windows of the neighbouring semi-detached house which is at a diagonal angle to the house on site. However, although a larger structure would be visible than the current rear projection, there would be no increase in height and it would be no closer to the

neighbouring property and despite the increased projection, it would not lead to a harmfully more overbearing structure than the current lean-to projection and would also not lead to any significant further loss of light to that property. Similarly as the increase in the size of the garage would not be significant in terms of height and rear projection, the residential amenities/living conditions of the other neighbouring property to the north-east side would not be affected in terms of light provision or level of dominance, particularly given the separation between the buildings and the intervening garage in the neighbours property. There would be no side windows on the extension or garage facing the neighbouring properties. There would be new windows at first floor level and in the roof on the rear elevation as part of the scheme of renovation of the house but these would not lead to any harmful level of overlooking as these would allow only views into the rear parts of the neighbouring rear gardens. The level of privacy enjoyed by the neighbours would not be significantly harmed.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area. The proposal would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 6.10.21

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council