DELEGATED DECISION REPORT

SMD/2022/0510 **Valid 12/09/2022**	**1 PRINCESS AVENUE** **LEEK**	**REMOVAL OF CARPORT, CONSTRUCTION OF KITCHEN EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour living conditions
- Highways

DESCRIPTION OF SITE

Two storey end terrace forming a corner plot with acute angled boundary with 99 Windsor Drive. The neighbour at 99 Windsor Drive is a two storey semi at a higher level which has its gable with a side door and first floor non-principal window overlooking the application site.

PROPOSAL

An existing car port with shallow mono-pitch corrugated plastic roof, sloping down to the rear, would be demolished. This structure has an existing width of 4.8m facing the road and front drive. It would be replaced with a brick built extension of width c.3.5m facing the front. It would be recessed relative to the principal front elevation. It would run along the side of the two storey dwelling for a distance of c.4.3m and have a lean-to roof abutting the main two storey side wall of the dwelling. A grey Marley pan tile is proposed for the roof.

The submitted elevation drawings omit to show or indicate the presence of the attached neighbour at 3 Princess Avenue but this does not undermine the ability to make the planning assessment in this case as this side is not affected. All relevant neighbouring dwellings are evident from the location and site plans submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
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; 8 Promoting healthy and safe communities; 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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24.11.2022
Neighbour consultation period ends: 14.10.2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council – no objection [via ILAP record]

Staffordshire County Council Highways
This proposal would result in the loss of one parking space. As a three-bedroom property two spaces are required. The consultation response confirms that SCC Highways are satisfied that sufficient space for two cars would remain within the site post development if approved. No objection.

OFFICER COMMENTS

Principle of Development

Within the Leek town development boundary therefore acceptable in principle.

Design
The extension is appropriately recessed relative to the main two storey existing front elevation. Whilst side extensions on corner plots such as this where the host

dwelling is at 45 degrees are not normally encouraged. The proposal would replace an existing carport which does detract from the appearance of the property. Although removal of the car port can be considered advantageous to the appearance, the extension – in particular the roof – would be a little more noticeable perhaps especially from Windsor Drive but not to be problematic. It is arguable that there is marginally a 'collision' of the proposed lean-to roof with the existing first floor side window but again in this low key arrangement this is not problematic. The pitch of the lean-to roof does not match that of the main dwelling but this can be considered an appropriate and acceptable compromise in this case not least because any alternative would result in a more cumbersome impact overall including in the wider street scene.

Red brick to match the existing is proposed. The stated 'grey Marley pan tile' should also be found to match the existing main dwelling roof. These are appropriate and acceptable.

Amenity
The neighbour at 99 Windsor Drive would look out over the roof somewhat from their side door and / or would lose some outlook from the door and side path. These cannot be regarded as overbearingly adverse impacts however in terms of the planning assessment. The private outlook for the neighbour may on balance be found to be an improvement overall compared with the more makeshift car port.

Highway Safety
Acceptable given the comments of the Highways Authority.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application can be recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 05.01.2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council