

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 August 2018

Application No:	SMD/2018/0442	
Location	246 Leek Road, Endon	
Proposal	Proposed second storey above garage together with front porch and single storey rear extension. (Resubmission of larger extension approved under SMD/2017/0259)	
Applicant	Mrs Fiona Bevington	
Agent	Mr Ron Dale	
Parish/ward	Brown Edge & Endon	Date registered 23/07/18
If you have a question about this report please contact: James Stannard tel: 01538 395400 ex 4298 james.stannard@highpeak.gov.uk		

REFERRAL

The application has been called in to planning committee due to the applicant being related to Councillor Geoff Bond.

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises a parcel of land to the south east of Leek Road, Endon opposite the entrance to St Luke's Primary School.
- 2.2 The south eastern side of this part of Leek Road is characterised by a linear form of development made up of large detached dwellings which are set back from the public highway and within reasonably generous plots.
- 2.3 The application site contains No.246 Leek Road; a two storey detached property; an ancillary flat roof single garage; a rear garden area; and a generous parking area to the front of the property, accessed directly from Leek Road. There is currently a rear conservatory which stands to the rear of the property. The dwelling has external walls constructed of a straw coloured facing brick; a grey tiled roof; and windows finished in a grey UVPC. A chimney stack stands towards the southern elevation.
- 2.4 The site also contains a Tree Preservation Order (TPO) which extends across the frontage to Nos. 246 and 248 Leek Road. The most notable tree within

this protection area is a mature Sycamore which is situated on the common boundary between the two properties.

- 2.5 The site is bounded by the public highway to the west and the residential dwelling and associated curtilage of No.248 Leek Road to the north, separated by a mature hedgerow. To the south and east of the site beyond the curtilage boundary stands No.244 Leek Road which has a very large rear garden area. Both boundaries are also characterised by mature vegetation. The side gable of No.248 Leek Road stands at a distance of approximately 6.4m from the existing side gable of No.246.
- 2.6 The existing flat roof garage has an overall height of 2.86m. The existing dwelling has a height to eaves level of 4.84m and an overall height of 8.22m.
- 2.7 The submitted floor and elevation plans (Drawing No: SMC.001/17) shows that currently, there is an existing window in the northern (side) elevation which faces No.248 Leek Road which serves a first floor landing. The front elevation is characterised by standard windows and entrance door.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The application seeks consent for a proposed two storey side extension which comprises a revised design of a previously application for a two storey side extension approved by Planning Committee under SMD/2017/0259.
- 3.2 The submitted plans show the two storey extension to have a ground floor which retains the existing garage space and incorporates a utility room towards the rear. The first floor of the proposed extension is shown to comprise an additional bedroom with an en-suite bathroom.
- 3.3 The proposed side extension incorporates a 'catslide' roof which slopes at an angle which is consistent with the roof pitch of the existing dwelling, set down by approximately 500mm. The front building line of the proposed two storey extension would be consistent with the current flat roof garage, with extends beyond the building line of the main dwelling by approximately 1.1m.
- 3.4 A rear single storey extension with a flat roof will replace the existing conservatory and is shown on the submitted plans to extend outwards by 3.2m, spanning a width running the length of the rear elevation. This rear extension contains 3 x Velux skylights in its roof space, with a set of French doors opening out into the garden area and a single rear window serving the open kitchen/dining area.
- 3.5 The Application Form submitted with the application states that the proposed extensions would be constructed of materials and finishes which match those used in the construction of the existing dwelling.

4. RELEVANT PLANNING HISTORY

4.1 There is no previous planning history on site

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

5.2 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process. Following consultation last year a Preferred Options Site Allocation DPD is currently out for consultation.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

5.3 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS6a Larger Villages Area Strategy
- DC1 Design Considerations
- NE1 Biodiversity and Geological Resources

5.4 The following Supplementary Planning Documents are relevant to this application:-

- Design Principles for Development SPD

National Planning Policy NPPF

5.5 The following parts of the National Planning Policy Framework are relevant to this application:-

- Achieving Sustainable Development Chapter 2
- Requiring Good Design Chapter 12
- Conserving and enhancing the natural environment Chapter 15

6. CONSULTATIONS CARRIED OUT

Press Notice expiry date:

N/A

Site Notice expiry date:

27th August 2017

Local residents have been notified by letter.

Consultee	Comment	Officer response
Endon with Stanley Parish Council	No comments received at time of writing	N/A
Severn Trent Water	No objections and no requirement for drainage condition	N/A

6.1 No representations have been received by any neighbour or member of the public

7. OFFICER COMMENT AND PLANNING BALANCE

Key Issues

- Design
- Residential Amenity
- Tree Protection Order (TPO)

Principle of Development

- 7.1 The proposed development is located within the existing residential curtilage associated with No.246 Leek Road. The site is situated within the development boundary of Endon, classified as a larger village in policy SS6a.
- 7.2 The site contains a TPO and is therefore subject to policy NE1 of the Core Strategy and relevant restrictive policies contained within Chapter 15 of the NPPF.
- 7.3 The site benefits from the approval of a previous application for a two storey side extension and single storey rear extension under SMD/2017/0259.
- 7.4 In light of the above, it is considered that the principle of development is acceptable subject to this revised application demonstrating that no harm relating to Design, Amenity, and the Tree Preservation Order (TPO) will occur as a result of the proposed development.

Design

- 7.5 Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. This includes development which maintains the distinctive character of the Staffordshire Moorlands, its individual towns and villages, and their settings.

- 7.6 Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. Development should respect the site and its surroundings through its scale, density, layout, siting, character and appearance.
- 7.7 The proposed side extension to No.246 Leek Road comprises an amended design to the previously approved application (SMD/2017/0259). Where as the previously approved scheme introduced a side extension which mirrored the height and depth of the existing dwelling, this amended scheme proposes a side extension which has a reduced depth and a 'cat slide' roof scape. The rear single storey extension has a similar footprint, incorporating a flat roof rather than a lean to pitched roof.
- 7.8 The current flat roof over the garage is thought to be a negative design feature which would be enhanced with the creation of a first floor with a pitched 'cat slide' roof which has an angle consistent with the existing building line. As such, it is considered that this revised scheme is of an appropriate scale, height, height, massing and visual appearance that relates well to the existing dwelling and responds well to the existing character and appearance of the street scene.
- 7.9 Whilst it would be desirable to avoid flat roofs in new development, the single storey rear extension would fall within the tolerances of permitted development and would not be seen from any public viewpoint, and is therefore is considered to be acceptable in design terms.
- 7.10 Overall, for the reasons set out above, it is concluded that the application respects the design principles set out within policies SS1 and DC1 of the adopted core strategy and the Design Principles SPD.

Residential Amenity

- 7.11 Policy DC1 requires new development to protect the amenity of the area, including residential amenity.
- 7.12 Paragraph 127 of the NPPF states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 7.13 The sole property which has the potential to be adversely affected by the proposed development is No.248 Leek Road which stands to the north. The side gable of No.248 does not contain any fenestration.
- 7.14 The proposed plans submitted with this revised application show the northern elevation which faces No.248 Leek Road to contain a single ground floor window serving the existing garage with no fenestration proposed in the first floor. A kitchen window is shown to be incorporated into the side elevation of

the rear extension at a height of 1.2m above ground floor level. The existing boundary treatment will be sufficient to prevent any overlooking.

- 7.15 The proposed 2 storey extension does not project beyond the existing front and rear building lines and due to the lack of fenestration in the blank gable of No.248 Leek Road, it is considered that the proposed 2 storey extension will not result in any loss of light to the neighbouring property. The single storey rear extension due to its limited height and projection and distance to neighbouring dwellings would not result in any overshadowing of the principal windows in the rear elevations. Accordingly the proposal will not have any adverse effects on residential amenity and is in accordance with policy DC1 of the Core Strategy and paragraph 127 of the NPPF.

Impact on Protected Trees

- 7.16 Policy NE1 of the adopted core strategy seeks to protect the natural environment and echoes the aims of paragraphs within Chapter 15 of the NPPF.
- 7.17 The frontage of the site is constrained by a Tree Preservation Order (TPO). Of a particular note is a mature sycamore tree which is situated at the boundary with No.248.
- 7.18 The Council's Arboricultural Officer was consulted on the original scheme and raised no objections. The revised application does not include any aspect of development which would require this potential issue to be re-considered and as such it is concluded that the application would not result in any adverse harm to the TPO at the front of the site, and therefore the application accords with policy NE1 of the core strategy and relevant policies contained within Chapter 15 of the NPPF.

Planning Balance/Conclusion

- 7.19 The proposal seeks to construct a two storey extension and single storey rear extension at No.246 Leek Road, Endon. This application is a revised scheme following the approval for similar development under SMD/2017/0259.
- 7.20 The dwelling forms part of a linear development along the southern side of Leek Road, which is characterised by large detached dwelling set back from the public highway within generous plots. A Tree Preservation Order (TPO) is present at the entrance to the site.
- 7.21 The proposal is similar in scale, design and appearance to an approved extension at the neighbouring property No.248 Leek Road. The side extension would see a first floor being added above the existing flat roof garage. The single storey rear extension would replace an existing conservatory and falls within the limits of permitted development.
- 7.22 The site is situated within the built up area boundary and is not constrained by any sensitive statutory designation. Given that an application for similar

development has been approved and this planning context, the principle of development has been established.

- 7.23 The revised design to the proposed side and rear extensions are considered to be of an appropriate scale, layout, height, massing and visual appearance which adds a sense of balance to the existing dwelling, relates well to neighbouring properties and responds well to the existing character and appearance of the wider street scene.
- 7.24 The Arbicultural Officer had no objection to the original proposal having stated that there will be no impacts on the protected area, which includes the mature sycamore. No amendments are proposed which would have the potential to harm the TPO and as such, there are not considered to be any adverse impacts to protected trees.
- 7.25 Overall the application is considered to accord with all relevant local development plan policies and other material considerations and therefore constitutes sustainable development. The application is therefore recommended for approval subject to appropriately worded conditions being attached.

8. RECOMMENDATION

That planning permission be APPROVED subject to appropriate conditions

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of permission.**

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Drawing No: 001/17 Rev B**

Reason:- For the avoidance of doubt and in the interests of proper planning

- 3. The external facing and roofing materials shall match in colour, form, and texture of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.**
- 4. For the avoidance of doubt, this planning permission does not authorise works to any trees covered by the Tree Protection Order (TPO) situated at the frontage of the site.**

Reason:- In the interests of protecting the natural environment

5. No part of the development hereby permitted shall be occupied until the works for the disposal of foul and surface water drainage have been provided in accordance with the approved plans.

Reason: To ensure the proper drainage of the site

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the [Planning Applications Committee], provided that the changes do not exceed the substantive nature of the Committee's decision.

