

## DELEGATED DECISION REPORT

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**SMD/2021/0279**  
**Valid 14/04/2021**

**8 LOCKERBIE CLOSE**  
**LEEK**

**PROPOSED TWO STOREY  
REAR EXTENSION TO FORM  
ENLARGED LIVING KITCHEN  
AND ENLARGED BEDROOM  
ENSUITE.**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

Impact on the character and appearance of the area and the amenity of residents

### DESCRIPTION OF SITE

A suburban housing development in Leek from around the 1970s. The applicant's dwelling sits on a corner plot at the end of a short cul de sac. The plot is adjacent to the turning head and a triangular area of public open space that has a footpath passing through it.

The shape and size of the applicant's plot is unique within the locality – wide and deep across the frontage, narrowing toward the rear. The dwelling type, as a simple detached gable fronted two storey dwelling, is different to the other dwelling's on Lockerbie Close which are semi detached properties with ridge lines parallel to the road, the majority of which are bungalows that have nearly all been extend with large flat roof dormer additions across the front.

Behind the applicant's dwelling, the rear elevations of the surrounding dwellings back onto the public space, they include a mix of semi-detached dormer bungalows, and proportionately wide rear gabled detached dwellings.

### PROPOSAL

A two storey rear gabled addition that would extend 3.5m from the existing rear gabled elevation. A new first floor window in the rear elevation would have obscure glazing serving an ensuite bathroom.

An amended plan, submitted on request, removed a first floor French window from the side elevation and replaces it with a conventional bedroom window.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS5 Leek Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

SMDC Design Guide

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 8<sup>th</sup> June 2021

Neighbour consultation period ends: 8<sup>th</sup> June 2021

Press Advert: N/A

### **Public Comments**

None

### **Town / Parish Comments**

Leek Town Council: No Objection

### **Staffordshire County Council Highways**

No Objection

## **OFFICER COMMENTS**

### **Principle of Development**

The site is within Leek where the Town area strategy SS5 applies. The strategy SS5 generally provides for development that retains and enhances its role as a principal service centre having regard to District housing needs, infrastructure, capacity, and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

### **Design and Impact on the character and appearance**

The basic form, shape and character of the gable fronted dwelling would be retained. From the rear, the new gable would be very similar in appearance to the existing gable. The width of the side elevation would be increased by 3.5m, about 50% of and subordinate to the existing dwelling, just 0.5m more than what might be otherwise permitted. The additional width of the side elevation would not block any views of significance that might be enjoyed from the open space to the side; and by reason of the mature trees growing to the side, the orientation of the dwelling, its distance from the boundary, and the differing sizes and shapes of the other dwellings in the vicinity – this wider, or longer, side elevation would not be intrusive, over bearing, or harmful to local distinctiveness.



### **Amenity**

There have not been any objections to the proposal, and therefore none of the neighbours have raised concern over any loss of amenity. As a two storey addition extending just 3.5m, it is only marginally (0.5m) over the threshold of what might otherwise be permitted by the GPDO.

The plans have been amended to omit a proposal to install a first floor French window in the side elevation, and replace it with a more conventional bedroom window looking onto the open space. That two storey side elevation, that would become 3.5m wider, would be more than 25m from the front windows of the adjacent neighbour on the other side of the turning head.

The new ensuite bathroom, would have a more conventional sizing and positioning within the new rear facing gabled elevation that would become 3.5m closer to the garden boundary, the side of the neighbour's garden behind, and the blank side elevation of that neighbour's dwelling. However, there would still remain 8m from the windows and the side of the neighbour's garden and 12m from the side of the dwelling. That would not significantly or unreasonably affect or worsen the existing first floor outlook that the applicant currently has over the side of his neighbour's garden. There would be no direct Space About Dwelling breach in that there is no direct window to window relationship, the windows would be more than 6m from a boundary, and the depth of the rear garden reduced to 8m would be set within an otherwise very generous curtilage.

The first floor ensuite bathroom window would be obscure glazed with a top opening slim vent at the top.

### **CONCLUSION / PLANNING BALANCE**

An acceptable design of householder development providing additional space to meet applicant's needs. No harm to character and appearance of the area or residential amenity. Compliant with those development policies listed above.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 11/06/2021**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**