

DELEGATED DECISION REPORT

SMD/2021/0247
Valid 21/04/2021

WINDYLOW GEOFFREY
AVENUE
LEEK

PROPOSED 2 STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site sits at the far end of a cul-de-sac set back from the row of houses on Geoffrey Avenue within the development boundary of Leek.

The site comprises of a wide semi-detached property with a lean-to side extension with restricted access via a timber gate. To the front, there is a brick shed and a large driveway that can accommodate at least 3 cars onsite. To the rear, the garden fronts Broad Street which is a main road that sits on a lower gradient than the properties along Geoffrey Avenue. The property is made up of red-multi brick and brown tiles.

Due to the sharp incline along Geoffrey Avenue, the application site sits at least 2m above the adjacent property at Faraway at ground floor level. The handed property, known as Lyndene, is a smaller property and features a boxed gable roof.

PROPOSAL

The applicant sought planning permission for a two storey side extension. The extension will feature a dining and utility on the ground floor and an additional bedroom on the first floor.

It will feature a hipped roof and a small lean-to that will be flush with the principal elevation. The proposed will be constructed using facing bricks and roof tiles to match the existing host dwelling.

RELEVANT INFORMATION

Amended plans were negotiated, and submitted by the Agent, due the introduction of another front door in the original proposal. The amended proposal replaced the door for a window serving the utility so not that the extension would not appear as a subdivision and retain the focal point of the main entrance to the property. The re-amended plan is the final plan which is to be assessed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 2/06/21

Neighbour consultation period ends: 12/05/21

Press Advert: N/A

Public Comments

Neighbours

No representation received

Town Comments

No objection

County Council Highways

No objection

Severn Trent Waters

No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design and visual impact

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

The first floor element of the two storey extension will be set back from the principle elevation and have a lower ridge than the existing roof ridge. It will also use matching fenestrations and materials to be in keeping with the host dwelling. As the extension will remain subservient and reflects the original dwelling in design and appearance, the development is considered to be visually acceptable and will accord with Policy DC1.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property at Faraway to the west of the application site. The neighbour's detached garage sits between the proposed extension and the neighbour's dwelling. There are three small side windows on the first floor.

When considering the neighbour's amenity at Faraway, the extension will sit closer to the neighbour's boundary which also lies 2m below the ground level of the application site. There are three side windows to the property; the window nearest to the rear elevation serves as a secondary window to the neighbour's bedroom.

The extension will not extend beyond the rear elevation however, would sit in line one of the windows serving the bedroom. Nevertheless, this bedroom has two light sources with the main source of light being located to the rear elevation. Therefore, the potential impact to this habitable room is considered minimal. No other principal windows will be affected by any loss of light or outlook as a result of the gable of the extension being closer to this property than existing. No windows on the ground floor will be affected by the extension as any windows from this level are already impacted by the neighbour's large detached garage that currently screens much of the light into these windows and position on a lower gradient than the applicant's dwelling. As such, the extension will not affect the neighbour's ground floor windows than what is present. As the extension does not project beyond the front or rear building lines no principal windows in the front or rear elevations will be impacted.

It is also considered that as there are no proposed windows to the side elevation and no overlooking will occur as a result, the proposal is deemed acceptable on neighbouring amenity grounds. A condition will be added to the decision to ensure no side windows are formed on the first floor of the extension to ensure the neighbour's amenity is protected.

The proposal will result in no greater overlooking of the property to the front of the house than is already the case given that the minimum distance of 21m will be achieved.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off road parking for at least two cars. Given that the proposal will not increase the number of bedrooms that the dwelling currently offers, the parking provisions will remain as existing. County Council Highways has raised no objection as it has been identified on site that the existing parking arrangements

can accommodate parking for 2 vehicles off-road for a property that serves 3 bedrooms.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Li

Recommendation Date: 24/05/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council