

DELEGATED DECISION REPORT

SMD/2021/0328
Valid 13/05/2021

9 LORIEN CLOSE
LEEK

**TWO STOREY SIDE
EXTENSION TO A SEMI-
DETACHED STEPPED LEVEL
DWELLING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- character and appearance of the area
- residential amenity
- highway

DESCRIPTION OF SITE

The dwelling sits within a row of 1960's semi-detached dwellings within the residential area of Leek.

The property itself and the properties along one side of the road features 'catslide roof' designs and single storey side garages, majority of these have been converted for additional living space. The site offers off road parking for one car that sits on a slope and garden amenity to the rear which is made up of two levels due to the sharp gradient of the land.

PROPOSAL

Planning permission is sought for a two storey side extension. It will incorporate the existing single storey side extension and will extend the length of the side elevation to accommodate a dining room on the ground floor and study room and additional storage on the first floor. The extension will tie in the 'catslide' roof design to the front and change to flat roof to the rear.

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

CONSULTATIONS

Publicity

Site Notice expiry date: 18/07/21
Neighbour consultation period ends: 15/06/21
Press Advert: N/A

Public Comments

Neighbour comments	No representative received
Town / Parish Comments	No comments received
Staffordshire County Council Highways	Initially, raised concerns on parking provisions and requested a parking plan. Subsequently, no objection
Severn Trent waters	No comments received

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.

Character and appearance

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 two storey extension will be flush with the principle elevation and incorporate the asymmetric panel roof into the design. Whilst it is desirable to set the first floor extension back from the principle elevation, regard is given to the design of the roof slope which is the main characteristic of the property. The extension would appear at odd should it be set in as it would not provide the symmetry with the overall roof that makes two thirds of the dwelling. The main dwelling will be able to maintain its dominance by its set down roof and use of matching material. Furthermore, it is also considered that the two storey extension will not appear as stark when first built as it will be similar to the pitch of the existing side extension that will be added onto.

The applicant also looks to extend the existing front dormer. It is considered that the dormer will tie the proposed extension with the main dwelling in a harmonised way that softens the overall appearance of the dwelling.

In terms of the design of the rear extension, this is considerably modern compared to the proposed front elevation and does not relate with the existing character of the dwelling. However, this elevation will not be visible from the street scene and therefore, is more open to more opportunities in its use of design. It is considered that the extension will provide architectural interest to a dated building with the use of large glazing and straight lines.

Overall, 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 7 Lorien Close and properties to the rear which fronts onto Fernwood Drive and sit on a lower gradient than the properties along Lorien Drive.

7 Lorien Close to the east of the application site and will sit in line the proposed side extension. There is a steep stairway access that divides both properties. The neighbour has a side window that serves the staircase landing on the first floor. The extension will inevitably sit closer to the neighbour's boundary and the side window, however on balance, the side window provides limited daylight into a non-habitable room and there is adequate distance of at least 4.5m between the proposed extension and the main bulk of the neighbour's dwelling to appear overbearing. As for the privacy issues, the large windows will undoubtedly allow more light and views outwards from bedroom 3; however, weight should be given to the position of the extension which is set back from the neighbour's rear elevation and views from the first floor would be no different than the current views of the first floor window which serves the same bedroom. The study room on the second floor will have restricted views due to the flat roof of the extension. However, it is considered prudent to impose a condition to prevent the flat roof being used as a balcony.

When considering the neighbour's loss of light, the two storey extension would not breach the 45 guideline, which is taken from the mid-point of a window that serves a habitable room.

Referring to the neighbours to the rear, it is considered that their amenities will be maintained as there is a substantial distance to cause any direct overlooking issues and will be no different to the views from the existing rear windows that look downwards.

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.

County Council Highways were consulted on parking and highway safety. Initially, concerns were raised by the Highway officer who noted that the study could constitute as a bedroom and therefore, increase the number of bedrooms from 3 to 4. It was also noted that the garage has been converted into an office at the loss of a parking space and there is only parking for 1 vehicle on the driveway. A parking plan was requested to provide further details that 3 parking spaces are available on site.

Subsequent to additional information, parking for 3 vehicles is achievable as detailed on the revised plan Drg No 2101 LOR 104 P2 Block Plan as Proposed. However, the current vehicular access crossing will require widening in order to access these spaces. The highway officer raised no objection to the proposal subject to condition that the hardstanding provisions to ensure parking spaces can be accommodated on site.

This application is therefore considered to be in accordance with Policy T1 of the Local Plan.

Other matters

Severn Trent Waters were consulted. No comments were received

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 subject to condition

Case Officer: Lisa Li

Recommendation Date: 21/07/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council