

DELEGATED DECISION REPORT

SMD/2021/0502
Valid 30/07/2021

FOXDALE CHEDDLETON
ROAD
LEEK

CONSTRUCTION OF AN
ENTRANCE PORCH TO THE
FRONT OF THE DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick, pebble dash and tile dwellinghouse and its associated curtilage, situated in the Leek East ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Cheddleton Road and backs on to the side curtilage of a section of dwellings on Westwinds Close. Boundary House, Cheddleton Road lies to the West of the proposed site and No. 1 Westwinds Close is situated to the South. The Cheddleton Road highway runs adjacent to the proposed site on the West, separated from the site by Boundary House.

It is noted that a number of properties within the area have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed development comprises a single storey extension which spans across a section of the principal elevation. The proposed extension would form a porch to serve the existing dwellinghouse. The proposed front extension would project forward of the principal elevation of the original dwellinghouse by approximately 2.12 metres and have a width of approximately 5.09 metres. The maximum height would be approximately 3.06 metres and the maximum eaves height would be 2.9 metres. Materials used in the construction of the proposed front extension would consist of buff brick over blue engineering, rubberised flat roof and wood effect uPVC double glazing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1998/0437 – Detached bungalow (reserved matters application following approval ref: SM96-1079.) Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/09/2021
Neighbour consultation period ends: 14/09/2021
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

Leek Town Council believe that the proposed extension is not unneighbourly.

Severn Trent Water

Severn Trent have commented that the proposal has minimal impact on the public sewerage system and can advise that they have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Leek. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the market town of Leek, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed extension is acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed extension include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed development is a single storey porch extension to the principal elevation of the dwellinghouse. The proposed extension would project forward of the principal elevation of the original dwellinghouse by approximately 2.12 metres and have a width of approximately 5.09 metres. The maximum height would be approximately 3.06 metres and the maximum eaves height would be 2.9 metres. For a development to be considered appropriate in terms of its size and massing, the

Council would universally expect to see extensions subordinate to the dominance of the original building. Thus, as the proposed extension would be single storey and therefore have an eaves and maximum height lower than the parent building, as well as follow the course of the original dwellinghouse, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Buff brick over blue engineering, rubberised flat roof and wood effect uPVC double glazing would be used in the construction of the proposed extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Furthermore, although the dwellinghouse is on a much higher ground level than the Cheddleton Road highway meaning that the site could be very visible, the plentiful amount of foliage screening along the North and North-West boundaries of the site eradicates all visibility. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the distinctive character of the original estate which has been largely retained.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by the curtilage of Boundary House, Cheddleton Road to the West and No. 1 Westwinds Close to the South. As the proposed extension is a front extension and the rear curtilage of the dwelling adjoins open countryside to the North and East, no amenity impact assessment is required here. Therefore, amenity impact assessment is only essential on the direct neighbouring properties of the application site.

I note that a substantial amount of foliage creates the boundary treatment between the site and all neighbouring properties, meaning that amenity of all neighbours will be largely protected. Any potential light loss which could occur for No. 1 Westwinds Close as a result of the extension would therefore be substantially mitigated by the foliage and trellis screening. Thus, No. 1 Westwinds Close would not be adversely impacted by the proposed extension. As the sunlight trajectory travels from East to West, the proposed front extension would not cause overshadowing upon this

neighbour. Additionally, a conservatory is located on the principal elevation of the dwelling at the site, which would create an element of screening between the site and the neighbour at No. 1 Westwinds Close.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on Boundary House, Cheddleton Road, it has been established that the proposed front extension would not create loss of light amenity into the garden or any windows of the neighbour. The substantial distance as well as the oblique angles of the positioning of the site and the neighbours at Boundary House, and the substantial amount of foliage which creates the boundary treatment between them are all contributing factors which indicate that their amenity would not be adversely impacted. Thus no amenity impact will occur here.

Although there would be three side windows on the side elevation of the proposed porch extension which faces No. 1 Westwinds Close, the screening from the foliage and trellis, as well as the conservatory between the proposed extension and the neighbour would largely mitigate privacy impact. Therefore privacy amenity of this neighbour would not be impacted in this sense. Additionally, the foliage which creates the boundary treatment between the site and the direct neighbours at Boundary House, Cheddleton Road would block vision between the site and the neighbouring garden. Thus, no adverse privacy impact would occur upon either of the neighbours.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people habituating the dwellinghouse. A large driveway sits to the West of the principal elevation, consisting of a plentiful amount of parking space. As the proposed extension would only project 2.12 metres forward from the principal elevation, sufficient space would remain to the front of the dwelling to maintain the existing and sufficient amount of off road parking.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under

planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 24/09/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council