

DELEGATED DECISION REPORT

SMD/2021/0458
Valid 08/07/2021

57 JUNCTION ROAD
LEEK

**PROPOSED EXTENSION TO
REAR OF EXISTING
DWELLING TO PROVIDE WET
ROOM ACCOMMODATION AT
FIRST FLOOR LEVEL**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a terraced brick and tile dwellinghouse and its associated curtilage, situated in the Leek South 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 Junction Road and backs on to the rear curtilage of a section of dwellings on Wardle Crescent. No. 55 Junction Road lies to the North of the proposed site and No. 59 Junction Road is situated to the South. To the East, the rear curtilage of the site runs adjacent to the rear curtilages of No. 12 and No. 14 Wardle Crescent. The Junction Road highway runs adjacent to the proposed site on the West.

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

PROPOSAL

The proposed development comprises a two storey rear extension which spans the majority of the rear elevation. The proposed extension would allow for a utility room on the ground floor and a wet room ensuite in one of the bedrooms on the first floor to the rear of the dwelling. The proposed rear extension would project beyond the rear elevation of the original dwellinghouse by 2.87 metres on the ground floor and 1.7 metres on the first storey. It will have a width of approximately 3.47 metres. The maximum height would be lower than the maximum height of the original dwelling, being approximately 11.36 metres and the maximum eaves height would be 8.60 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, plain clay tiles and brown uPVC.

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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 24/09/2021
Neighbour consultation period ends: 12/08/2021
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

Leek Town Council have come to the view 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 works are 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 works 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 two storey rear extension to the dwellinghouse. Initially, the proposed extension would project beyond the rear elevation of the original dwellinghouse by 2.87 metres on the ground floor and 2.7 metres on the first storey. It will have a width of approximately 3.47 metres. The maximum height would be lower than the maximum height of the original dwelling, being approximately 11.36 metres and the maximum eaves height would be 8.60 metres. However, due to light amenity concerns regarding the neighbour, revised plans have been submitted to reduce the depth of the first floor extension to 1.7 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 eaves and maximum height of the proposed extension would be lower than those of the parent building and the proposed extension would not span the whole way across the rear elevation of the original dwelling, 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. Brick, plain clay tiles and brown uPVC 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. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the distinctive character of the area 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 No. 55 Junction Road to the North and No. 59 Junction Road to the South. As the proposed extension is a rear extension and the curtilage of the site adjoins the rear curtilage of No. 12 Wardle Crescent and No. 14 Wardle Crescent, it becomes important to assess whether the amenity of these neighbours would be compromised too. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the sides and the rear of the application site.

I note that part of the proposed extension would align with the solid brick wall which comprises a garage outbuilding belonging to the neighbours at No. 55 Junction Road. Any potential light loss which could occur for No. 55 Junction Road as a result of the ground floor part of the extension would therefore be largely mitigated by the blank wall screening of the outbuilding. Thus, No. 55 Junction Road would not be adversely impacted by the ground floor section of the proposed extension. In relation to the first storey element of the proposed extension, there were initially concerns that the light amenity of the neighbours at No. 55 Junction Road would be compromised through the first storey rear window. The initial 2.7 metre projection of the first storey part of the proposed extension would have breached the 45 degree rule to the central point of the window, meaning that light would be lost into a habitable bedroom window. Revised plans have been submitted to reduce the first storey element of the proposed extension to a 1.7 metre projection. Therefore, the 45 degree rule would no longer be breached and the light amenity impact which could have occurred for No. 55 Junction Road has been eradicated. No objections have been submitted to the Council from this neighbour.

Upon assessment of the potential amenity detriment which the proposed extension could bring forth on No. 59 Junction Road, it has been established that the proposed rear extension would not impact the light amenity into the garden or any windows of the neighbour. Due to the way in which the terraced houses have been built, there are two large stepped side elevations which face one another to the rear of the site and the neighbouring dwelling at No. 59 Junction Road. Therefore, light into the windows of the rear stepped side elevation of the neighbour is already more restricted. Thus, the addition of the proposed extension to the rear elevation of the dwelling would not really impact the light amenity of the neighbours much more than the existing impact caused by the large stepped side elevation. Additionally, as the sunlight trajectory travels from East to West, the proposed rear extension could potentially cause overshadowing upon the direct neighbour at No. 59 Junction Road. I reiterate the point that the large stepped side elevation to the rear of the original dwelling already creates some overshadowing, thus the addition of the proposed extension would not really differentiate from the existing situation. Furthermore, the boundary treatment between the two stepped side elevations which face each other, consisting of a trellis and some planting, creates a slight amount of mitigation for loss of light. No objections have been submitted to the Council from this neighbour.

There would be no side windows on the North side elevation of the ground or first floor of the proposed rear extension facing No. 55 Junction Road, therefore privacy amenity of this neighbour would not be impacted at all in this sense. Although there would be a side window in the ground floor side elevation of the proposed extension facing No. 59 Junction Road, there are side windows in the existing stepped side elevation of the dwellinghouse at the site. Therefore the addition of one window would not make any difference to the privacy amenity of the neighbours at No. 59 Junction Road. Thus, no adverse privacy impact would occur upon either of the neighbours.

Although there are two dwellings with curtilages which adjoin the application site, the substantial distance as well as the oblique angles of their positioning from the site indicate that their amenity would not be adversely impacted. Additionally, the curtilages of the adjoining properties at No. 12 and No. 14 Wardle Crescent are on a

significantly higher ground level than the site. Thus no amenity impact will occur here in terms of overlooking.

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, in compliance with Policy T1.

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. Although there were initial light amenity concerns in relation to the 45 degree rule being breached to the central point of the first storey rear bedroom window at No. 55 Junction Road, revised plans were submitted to reduce the depth of the first storey element of the proposed extension. The 1.7 metre depth of the first storey element of the extension would not breach the 45 degree rule, therefore eradicating any light amenity concern. 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 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

