

DELEGATED DECISION REPORT

SMD/2021/0510
Valid 05/08/2021

RED ROOFS
41 WESTWOOD PARK
DRIVE
LEEK

ALTERATIONS AND
EXTENSIONS TO PROVIDE
WHEELCHAIR ACCESSIBILITY
TO HOUSE AND ADDITIONAL
LIVING ACCOMMODATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse constructed partially of brick to the ground floor and render to the remainder. It has a pitched tiled roof. The dwellinghouse is set centrally within a large plot with its garden surrounding the property to all sides. The property originally faced eastwards however, it has previously been altered and extended with the front door now facing northwards towards the access. The dwellinghouse is connected by single storey extensions to a modern triple garage with living accommodation above. The property is accessed from Westwood Park Drive via a single width access track that serves 3no. detached dwellings, with the more recent housing estate having been constructed around them. The application site is in the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought for 2no. first floor extensions and 1no. single storey extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- 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, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1996/0831	Two-storey domestic extension to form garage with gym over Approved 21/06/1996
SMD/1997/0968	Kitchen and porch extension Approved 24/04/1997

CONSULTATIONS

Publicity

Site Notice expiry date: 17/09/2021
Neighbour consultation period ends: 26/08/2021
Press Advert: N/A

Public Comments: One comment has been received from a neighbour that has requested clarification of the siting of rooflights as they wish to be assured that they are positioned so as not to impact on the privacy of their property.

Town / Parish Comments: Leek Town Council – Not unneighbourly.

Severn Trent Water: No objection 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, 2021) 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 (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability

of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Leek; a 'town' as identified by Local Plan policies SS2 and SS5. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design Guide 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. In respect of alterations it states that *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building...The aim is to revitalise the building without altering its fundamental character'*.

It is proposed to make the following alterations to the dwellinghouse:

- North Elevation: Extend above an existing single storey extension and porch/front door with a first floor. The extension will have a gable pitched roof and will enlarge bedroom 3, whilst an adjoining sloping roof will create an access into the first floor living accommodation above the existing triple garage.
- West Elevation: Extend above an existing single storey extension with a first floor. The extension will have a gable pitched roof and will result in the relocation of bedroom 4 and the creation of an en-suite to serve Bedroom 1. A single storey extension will be erected within the rear corner to enlarge the existing utility room.
- East Elevation: Remove an existing chimney.
- The floorplans also indicate that roof lights will be inserted into the western and eastern roof slopes of what was the original dwellinghouse, although these are not depicted on the proposed elevation drawing.

The original dwellinghouse has been extended and altered in a variety of ways over the years, with the front door being repositioned to the northern elevation. The existing dwellinghouse now comprises a large detached, L-shaped property with a variety of single storey and two-storey elements, pitched and half pitched roofs and large gables. The proposed first floor extensions will be positioned above existing

single storey extensions, resulting in pitched roof gables that reflect the original pitched roof gable on the original front elevation. Both first floor extensions will appear subordinate to the existing dwellinghouse.

A sloping roof will be erected between the proposed first floor extension on the northern elevation and the garage that was constructed in the late 1990s. The proposed roof slope will provide access into the existing living accommodation above the existing garage. The sloping roof will maintain the separation between the original dwellinghouse and the garage that was constructed in the late 1990s, resulting in a subordinate design. The single storey corner extension to the utility is positioned to the rear of the dwellinghouse and is small in scale.

The extensions and alterations will be constructed of materials to match those on the existing dwellinghouse.

The dwellinghouse is sited at the end of a long single width driveway that provides access to 3no. large detached dwellings. The dwellinghouse is not visible from Westwood Park Drive and therefore the proposed extensions will not affect the character or appearance of the street scene.

Although the rooflights are not depicted on the proposed elevation drawing, these can be undertaken as permitted development and therefore fall outside the scope of the planning application. Whilst amended drawings could have been requested, due to them being permitted development, it is not considered expedient in this instance.

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

Local Plan policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The existing dwellinghouse is sited centrally within a large plot, with its garden surrounding it on all sides. Dwellings surround the application site to all sides, with the surrounding housing estate having been built up around the three larger detached dwellings.

The proposed extensions will not result in any windows directly facing another dwellinghouse and significant separation distances will be maintained between proposed windows and the boundaries of the application site. The proposed extensions and alterations are therefore not considered to adversely affect the amenity of neighbouring properties.

Concern has been raised by a neighbour regarding the insertion of rooflights within the original dwellinghouse however, as described previously, these comprise permitted development and therefore the Local Planning Authority has no control over their positioning.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The application site comprises a substantial plot with a large parking/turning area and a triple garage. The proposed extensions and alterations will not affect the existing external parking or turning areas or the existing access. It is proposed to change one of the existing garage spaces to living accommodation in order to provide access to a proposed internal lift however, the amount of off-street parking available within the application site will still exceed the Parking Standards at Appendix 2 of the Local Plan (2020).

It is therefore not considered that the proposed development will have a detrimental effect on highway safety and it will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 27/09/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council