

DELEGATED DECISION REPORT

SMD/2021/0544
Valid 17/08/2021

204 ABBEY GREEN ROAD
LEEK

**PROPOSED FIRST FLOOR
EXTENSION TO FORM NEW
BEDROOM AND CONVERSION
OF EXISTING BEDROOM TO
FORM BATHROOM.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Character and setting
- Flood risk – flood zone 2

DESCRIPTION OF SITE

Two storey end property in terrace of three with slim front gardens and in this case a side garden and pre-fab single garage. Fields to rear and opposite. The important assemblage of heritage assets associated with the former Leek Dieulacres Abbey stand 300m to the north east and there are closer listed buildings at 80m and 180m to the north north west along Abbey Green Road. The location is obviously rural and about half a kilometre from the town fringes of Leek. It is not Green Belt.

PROPOSAL

The cottage has an earlier two storey rear extension presenting a gable to the rear along with a 1983-approved single storey side extension built off the side of this rear outrigger and which partly extended off the side of the main side gable of the original terraced dwelling.

The proposal would take the place of this existing single storey arrangement without adding further to the developed ground plan area or 'footprint'. The extension would create a second two storey side gable partly overlapping with the existing main side gable. A mini gable is proposed perched at the eaves to the rear over a Juliette balcony.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting

H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

83/12236/OLDDC – Extension to form larger kitchen – approved – built

Pre-application consultation advice is reported to have been provided by the LPA (Mr Chris Johnston) 17th March 2021.

CONSULTATIONS

Publicity

Site Notice expiry date: 17th Sept 2021

Neighbour consultation period ends: 8th Sept 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council – recommend approval subject to not being found unneighbourly

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

Add informative re possible unrecorded public sewer within the site.

Staffordshire County Council Lead Flood Authority

As a non-statutory proposal with no significant increase in impermeable footprint, we have no comments to make.

We note that the site is within the EA Flood Zone 2, with risk of flooding from the River Churnet (Main River). As the EA are a statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where the EA do not provide bespoke comments, you should be guided to their standing advice.

Environment Agency

As the proposed extension is less than 250m² and located in Flood Zone 2, the proposed development falls under our Flood Risk Standing Advice FRSA.

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. FRSA can be viewed on our website at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

Therefore, we have no comments to make.

OFFICER COMMENTS

Principle of Development

Policy SS10 for the rural areas is that:

“These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions: [inter alia]

Subject to Green Belt requirements – and this property is not in the Green Belt – Policy SS10 provides for the extension of an existing rural building,

“Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred”;

SS10 (3) is to Enhance and conserve the quality of the countryside by:

Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

Planning history for the existing two storey rear extension has not been traced. There has then been the 1983 single storey side addition. The question of 'cumulative change' referred to at SS10 is therefore a consideration. In this case it may be considered that the proposed addition of a first floor over the pre-existing single storey earlier extension would be acceptable and proportionate here.

Design

The side extension would be well set back from the front elevation at c.3.5m recess. It would also be relatively narrow at 2.7m across in its front width. There would be some dominance in the new side gable particularly as the ridge would be higher than the ridge of the main original dwelling. The ridge would though correlate with and be just subordinate to the ridge of the earlier rear extension – itself higher than the older original part.

The original property is known to be stone but the whole dwelling and indeed the whole terrace has at some point been subjected to pebbledash render and is painted white. The extension is proposed to be finished similarly White Painted Textured Render to match.

The Juliette balcony to the rear is a modern detail but in this case is not open to other near public views and is formed on a newer part of the dwelling.

Although there is grounds for some reservation, on balance the higher ridge set to the rear is found acceptable.

Amenity

No issues identified.

Flood Risk

The site lies within flood zone 2. As a small householder extension the application needs to show that the finished floor levels are no lower than those of the existing dwelling. This appears evidently the case from the submitted drawings e.g. 'proposed side elevation in drawing MAKE /PP/01/004. As the proposal comprises a first floor extension it is considered that the extension would not be unduly compromised by any flooding nor create any flooding elsewhere.

Highway Safety

The property is relatively small and would remain a two-bedroom dwelling. The available off-road parking is unaffected and does not need to be increased.

Other matters

The local heritage assets within view of this property are judged to be at sufficient distance for no significant interactive views to occur.

Attention has been given as to whether additional consideration is needed for protected species as the roof of the single storey will be removed. However in this case the existing structure is found by the LPA to be very tightly built and maintained with little or no apparent scope for protected species (bat) entry – see eg file photo 0583. The potential for bats is judged negligible.

CONCLUSION / PLANNING BALANCE

There are some grounds for reservation about the scale and form of the proposal relative to the original dwelling taking account of policy SS10 wording but on balance it is found acceptable.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 12th October 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council