

DELEGATED DECISION REPORT

SMD/2021/0570
Valid 06/09/2021

GREENTREES
6 SPRINGFIELD DRIVE
LEEK

PROPOSED REPLACEMENT
PORCH AND RE-ROOFING OF
FLAT ROOF GARAGE

(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, dormer bungalow constructed of brick with a tiled pitched roof. A flat roofed dormer occupies the front roof slope of the dwellinghouse. A flat roofed garage is attached to the western side of the dwellinghouse that projects forward of the principle elevation. A fully glazed, flat roofed porch occupies the corner between the side elevation of the garage and the front elevation of the dwellinghouse.

The dwellinghouse is located on the northern side of Springfield Drive, that is a residential street. Leek High Specialist Technology School is located to the south. The application site is located in the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought for the erection of a replacement porch and to construct a pitched roof over the existing flat roofed garage.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 27/10/2021

Neighbour consultation period ends: 29/09/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council – Not unneighbourly

SCC Highways: No objection

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 makers 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 terms of alterations it states, *'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 demolish the existing rectangular fully glazed, flat roofed porch and erect a replacement porch. The replacement porch will be square in footprint and will be constructed of brick. A front door with a side window will be positioned in the front elevation and a new window will be positioned in the front elevation of the dwellinghouse (in the resulting space of the previous porch). The proposed porch will infill the corner between the front elevation of the existing dwellinghouse and the side wall of the forward projecting attached garage. It will be stepped back from the front elevation of the existing garage. It is proposed to erect a pitched roof over both the existing flat roofed attached garage and the proposed porch, resulting in a forward facing gable to the street.

The proposed development will result in the removal of the existing flat roofs to the garage and the porch, thereby improving the appearance of the dwellinghouse. The porch will be constructed of brick to match the existing dwellinghouse and the proposed pitched roof will be tiled to match the roof of the existing dwellinghouse. White UPVC cladding will be erected within the front and rear gables of the roofs that will replicate the existing cladding to the front dormer window. The proposed development will appear subordinate to the existing dwellinghouse due to its small scale and low roof pitch and it will not appear highly visible within the street scene.

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) in terms of its design/appearance.

Amenity

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.

No. 4 Springfield Drive is located to the west of the application site. No. 4 comprises a detached dormer bungalow, centrally located within its plot. A double garage with a steeply pitched roof is attached to the rear northeastern corner of the bungalow. No. 4's driveway separates the dwellinghouse from the eastern boundary shared with the application site. The flat roofed garage at the application site is stepped away from the boundary shared with No. 4 by a side garden. A gap of approximately 11 metres will be maintained between No. 4 and the proposed pitched roof. In addition, the roof will slope away from No. 4. Given the separation distance, design of the proposed roof and its shallow pitch, it is not considered that it will have a detrimental effect on the amenity of No. 4.

The proposed porch will be obscured by the existing garage and proposed garage roof and therefore it will not have a detrimental effect on the amenity of No. 4 Springfield Drive.

No. 7 Springfield Drive is located to the east of the application site and comprises a detached dormer bungalow. The dwellinghouse is located in close proximity to the western boundary shared with the application site. The dwellinghouse is L-shaped and projects forward of the principle elevation of the dormer bungalow at the application site. No windows are positioned within the side elevation of No. 7's forward projection.

The proposed replacement porch will be sited further away from No. 7 than the existing porch and will be constructed of brick with no windows in its side elevation facing towards No. 7. The proposed pitched roof will slope away from No. 7 and will be shallow in pitch. Due to the scale and design of the proposed development, the blank façade of No. 7's forward projection and the separation between No. 7 and the proposed development, it is not considered that it will adversely affect the amenity of this neighbouring property.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in terms of its impact on neighbouring amenity.

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 Highway Engineer has assessed the application and has made the following comments:

'The proposal is to re-roof the garage and to construct a larger replacement porch to the front elevation of the property. The 3-bedroom property benefits

from off highway parking (driveway and garage). The porch will encroach into the current parking area (driveway) however the driveway is to be widened as detailed on Drawing No. MAST /PP/01/003 and will ensure adequate off highway parking for a property of this size. It was noted that there are informal parking/passing bays along Springfield Drive. It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection.'

It is therefore not considered that the proposed development will have a detrimental effect on highway safety. The development will therefore 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: 01/11/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council