

DELEGATED DECISION REPORT

SMD/2021/0616
Valid 24/09/2021

DRAGONS SPINNEY
MOLLATTS WOOD ROAD
LEEK

PROPOSED REAR 2 STOREY
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi detached render 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 site is enclosed by neighbouring dwellings comprising a section of Mollatts Wood Road. Columba, lies to the North of the site and Roseneath, is situated to the South. The rear curtilage of the site adjoins an area of open greenbelt countryside. The Mollatts Wood Road highway runs adjacent to the Eastern curtilage of the site, separating the site from No. 8 Mollatts Close and No. 10 Mollatts Close.

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

PROPOSAL

The proposed development comprises a two storey West facing rear extension. The proposed extension would allow for a larger open plan kitchen diner area on the ground floor to the rear of the dwelling and the addition of a bedroom on the first storey of the Western rear elevation. The proposed rear extension would have a length of 3.8 metres depth a width of approximately 6.48 metres. The maximum height of the first storey element of the proposed extension is approximately 6.54 metres and the maximum eaves height would be 3.18 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including render, clay tiles and white uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 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 – 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: 27/10/2021

Neighbour consultation period ends: 15/10/2021

Press Advert: N/A

Public Comments

No public comments have been 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 urban boundary associated with 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 consists of a two storey rear extension, as well as the addition of a first storey to the Southern side elevation.

The proposed extension would extend beyond the original rear elevation. The proposed extension would have a depth of 3.8m, beyond the rear elevation of the dwelling and a width of approximately 6.48 metres. The maximum height of the first

storey element of the proposed extension is approximately 6.54 metres and the maximum eaves height would be 3.18 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.

The proposed extension would reflect the style of the existing building in terms of the roof course to match the roof course of the side of the dwellinghouse. The gable to the rear of the proposed extension will reflect the gable on the principal elevation of the dwellinghouse. The eaves and maximum height of the extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The two-storey extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling. Thus, it is considered that the two storey extension would not compete with the proportions of the host dwelling and therefore, would be acceptable.

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. The surrounding street scene is comprised of a varied selection of house types, largely having either brick or render exteriors. Render, clay tiles and white uPVC would be used in the construction of the proposed extension. Therefore, the materials 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 character of the original estate.

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 130 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 Columba, Mollatts Wood Road to the North and Roseneath, Mollatts Wood Road to the South. Assessment of amenity impact will be required on the two direct neighbouring dwellinghouses to the sides of the site. Although the proposed extension would be two storeys, there are no dwellings to the rear of the site.

The proposed two storey rear extension would be positioned on the Western section of the rear elevation. As the neighbouring dwellinghouse at Columba, Mollatts Wood Road is positioned to the North of the site, the two storey rear extension will be

positioned on the opposite side of the host dwelling to this neighbour, meaning that the neighbour would not be impacted at all. Furthermore, the two storey rear extension would be a substantial enough distance from the neighbour at Columba, Mollatts Wood Road to mitigate any chance of light loss as its location would comply with the 45 degree line measure from this neighbour rear windows. Although the proposed extension would be two storeys, it is not considered to be overbearing on the neighbouring dwelling due to its subordinate nature to the host dwellinghouse, as well as neighbouring dwellinghouses. Due to the sunlight trajectory moving from the East to West, the proposed two storey rear extension would only cast a shadow over a small section of the curtilage of the host dwelling. I note that a approximately 1.8m metre high timber fence is positioned along the common boundary between the site and Columba, Mollatts Wood Road. The boundary fence as well as the distance between the proposed extension and the neighbouring boundary (3.2m) would eradicate any minor chance of overshadowing which could be caused as a consequence of the erection of the proposed extension.

Consideration has been given to whether the proposed two storey extension might be seen to adversely affect the amenity of the neighbours at Roseneath, Mollatts Wood Road. A substantial enough amount of garden space is located between the host dwelling and the neighbouring dwelling at Roseneath, Mollatts Wood Road, with application being located to the north of this neighbour. Thus, there is very little chance of the proposed extension casting a shadow over this neighbour. This can be reiterated by the East to West sunlight trajectory, meaning that minimal shadowing would be cast in the direction of this neighbour through the main hours of sunlight. Furthermore, all of the aforementioned reasons combined would alleviate loss of light for this neighbour. An approximately 2 metre high timber fence and the largely blank brick wall of the Northern side elevation of Roseneath create the boundary treatment between the site and Roseneath, Mollatts Wood Road. Together, they create another barrier to mitigate loss of light and overbearingness. Although there are 4 small windows on the Northern brick side elevation of Roseneath, they are small and obscure glazed, meaning that they do not serve habitable rooms. From this observation, it becomes apparent that the amenity of Roseneath, Mollatts Wood Road would not be adversely impacted by the proposed extension.

Although two side windows would be incorporated into the side elevation of the ground floor rear element of the extension which would face the neighbours at Roseneath, Mollatts Wood Road, they are high level and would directly face a section of blank brick wall comprising a side elevation of the neighbour as well as their boundary fence. The side window on the ground floor of Roseneath is positioned further towards the front of the dwelling, whereas the proposed side windows of the extension are further towards the rear. There are no first storey side windows proposed to face the neighbours at Roseneath, meaning that no privacy amenity will be lost.

Furthermore, although there are a set of doors on the side elevation of the proposed extension facing the neighbouring dwellinghouse at Columba, Mollatts Wood Road, the existing boundary fence would prevent any overlooking. On the first storey of the proposed extension, the applicant had initially included a side facing rooflight, which looked to be about low enough to look out of at 1.5 metres. Thus, this could have had an impact on the privacy of the neighbour at Columba, Mollatts Wood Road. A

revised plan has been submitted to reposition the rooflight so that the lowest part of the glazing is at least above 1.7 metres, thus reducing impact on the privacy of this neighbour. Therefore, no adverse privacy impact would occur upon either of the neighbours.

There are no dwellinghouses with curtilages which directly adjoin the Western rear curtilage of the site, thus no amenity impact will occur here.

Highway Safety

Paragraph 104 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 increase the number of bedrooms of the dwelling. Although it could be the case that additional parking spaces will be required for the number of people habituating the dwellinghouse, I note that the driveway (which runs along the side and to the rear of the dwelling on the Southern curtilage) is substantially large enough to accommodate several vehicles. Additionally, as the proposed extension would be to the rear and side of the dwelling, the available off road parking to the front of the dwelling would not be compromised, 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. The various types of boundary treatments and the distances from the proposed extension at the site would ensure that no neighbouring dwellings are adversely affected. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 19/11/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council