

DELEGATED DECISION REPORT

SMD/2021/0689
Valid 29/10/2021

7 BEECH CLOSE
LEEK

**ERECTION OF CAR PORT
WITH FIRST FLOOR
EXTENSION TO SIDE OF
DWELLING, ALTERATIONS
INCLUDING FRONT PORCH,
WIDENING OF EXISTING
VEHICULAR ACCESS AND
ENLARGEMENT OF HARD
STANDING**

(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 two-storey, semi-detached dwellinghouse constructed of brick with a pitched roof covered in concrete interlocking roof tiles. The property has a projecting two-storey front gable that is partially clad in vertical timber boarding. The property is set back from the road by a small front garden and a driveway to the side of the property leads to a detached garage sited within the rear garden. The front door to the property is located in the side elevation and is covered by a flat roof glazed porch.

The application site is located on a residential street that largely consists of two-storey semi-detached dwellings comprising three different house types (although there is a detached bungalow and a detached two-storey dwellinghouse located at the entrance to the road). The application site is located in the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought for the erection of a two-storey side extension comprising a car port to the ground floor and a bedroom with en-suite above. Alterations are proposed to the front garden to provide additional off-street parking.

This application seeks the following amendments to a recently approved application (SMD/2021/0150):

- The insertion of anthracite grey windows on the front (proposed) and front door;
- The inclusion of brick below cill level on the proposed porch, rather than glazing;
- Anthracite fascia boards;
- Antique white weatherboard on the gable portion; and
- A slightly wider footprint of porch: width = 2.37m (previous 2.15m) x depth = 1.69m (previous 1.54m).

It was noted, whilst undertaking a site visit, that the development as approved under application SMD/2021/0150 had already commenced. This application is therefore retrospective.

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/2021/0150 Erection of car port with first floor extension to side of dwelling, alterations including front porch, widening of existing vehicular access and enlargement of hard standing
 Approved 04/05/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 07/12/2021
 Neighbour consultation period ends: 23/11/2021
 Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council made the following comment: not unneighbourly.

SCC Highways: No objection subject to the imposition of a condition in respect of off-street parking.

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).

Extant planning permission exists for the proposed development under planning approval SMD/2021/0689. Therefore the principle of the proposed extensions and alterations is already acceptable in principle; they will not have a detrimental effect on neighbouring amenity; they will have an acceptable impact on the character and appearance of the existing dwellinghouse and the street scene; and will not result in an impact on highway safety.

It is therefore not necessary to re-assess the whole of the proposed development, just those changes that are proposed; namely the enlargement of the proposed porch and the changes to its design, and different materials.

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.

The alterations to the size of the proposed porch and the use of brick rather than glass below cill height are minor and will not adversely affect the character or appearance of the existing dwellinghouse or the street scene.

The changes to the colour of the windows (both existing and proposed), the colour of the front door, and the colour of the fascia boards could all be undertaken without the benefit of planning permission.

The existing vertical timber boarding to the front elevation is stained dark brown. The previous application sought to replace this with render. This was considered unacceptable by the Local Planning Authority, as render was not a feature of the dwellinghouse or the street scene. A condition was therefore attached to the Decision Notice that required the existing timber boarding to be retained. This amended application seeks to change the vertical timber boarding with antique white weatherboard.

The vertical timber boarding to the front gable elevation of the dwellinghouses on the road have been stained various shades of brown. Therefore there is no uniformity to these properties. The use of antique white boarding instead of brown will alter the appearance of the dwellinghouse and it will contrast with the other properties on the road. However, the dwellinghouse is not located in a Conservation Area, nor is it listed, therefore the existing cladding could be painted antique white with the same impact on the character of the dwellinghouse and street scene. It is therefore not expedient in this instance to require the proposed weatherboarding to be brown. A condition should however be attached that requires the boarding to be vertically hung.

Subject to the imposition of conditions in respect of materials and the vertical hanging of the weatherboarding, the proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

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.

The minor increase in the size of the proposed porch and the use of brick rather than glass below the cill height of the porch's windows will not adversely affect neighbouring amenity. Nor will the alterations to the colour of the windows, front door etc.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in respect of 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 enlargement of the proposed porch will result in less space available for the parking of vehicles on the parking area within the front garden. However, a Parking Plan has been submitted with the planning application (drawing number 2020-2492-10) that demonstrates that the parking area can still accommodate three parking spaces, in compliance with the Parking Standards detailed at Appendix 2 of the Local Plan (2020).

The Highways Engineer has assessed the planning application and raises no objection subject to the imposition of a condition requiring the parking area to be provided in accordance with the submitted drawing prior to the occupation of the proposed extension. Subject to the imposition of this condition, the proposed development will not 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.

It is not necessary to re-attach Condition 3 of SMD/2021/0150 that prevented the use of render on the existing front elevation of the dwellinghouse, as a revised drawing has been submitted with this application that retains the vertical weatherboarding. However, a new condition should be attached that conditions the weatherboarding to be hung vertically.

OFFICER RECOMMENDATION: **APPROVE subject to Conditions**

Case Officer: Ailsa Berry

Recommendation Date: 16/12/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

