

DELEGATED DECISION REPORT

SMD/2021/0721
Valid 08/11/2021

4 SHARRON DRIVE
LEEK

**REAR SINGLE STOREY
EXTENSION. AMENDED
RESUBMISSION OF
PREVIOUSLY APPROVED
APPLICATION SMD/2021/0125.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a detached bungalow that has converted its roof space into additional living accommodation and has been extended to the rear with a flat roofed extension. A flat roofed detached garage is located to the side. The application site is located on a residential street with bungalows of a similar design and is located in the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought to infill the rear corner of the bungalow with a single storey extension.

This application is a re-submission of an earlier approval (SMD/2021/0125) that sought permission for the infilling of the rear corner of the bungalow (as proposed by this application) but also included a centrally positioned rear extension and a mono-pitch roof over the existing flat roofed rear extension and the proposed infill 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

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1981/0941	Two storey rear extension and front dormer window forming larger living room and bathroom with additional bedroom Approved
SMD/2008/0071	Front dormer window Refused
SMD/2008/0491	Front dormer window Refused
SMD/2021/0125	Rear single storey extension and the construction of a pitched roof replacing a flat roof Approved 27/04/2021
NMA/2021/0028	Non-material amendment to SMD/2021/0125 Refused 12/10/2021

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 29/11/2021

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council recommend approval subject to the following comment: not unneighbourly.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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 is 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 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 existing dwellinghouse has been extended to the rear with a single storey flat roofed extension that covers the majority of the rear elevation, with the exception of a small area to the northeastern corner. It is proposed to infill this corner to the same depth as the existing extension. The extension will have a flat roof that will match the adjoining extension and a glazed roof lantern will be positioned within part of the existing flat roof. 4no. secondary windows to the living room located on the side elevation will be blocked up and an existing door within the same side elevation will be replaced with a window.

The proposed extension will be subordinate in respect of its scale. Whilst flat roofs are not a traditional feature of the Staffordshire Moorlands, the proposed extension will adjoin into an existing flat roofed extension and is therefore considered acceptable in this instance. The extension will be constructed of brick to match the existing bungalow. It will not be highly visible from the street scene due to its siting to the rear of the dwellinghouse and the siting of the property's detached garage to the

side. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) 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.

No. 5 Sharron Drive is located to the southeast of the application site. The proposed extension will comply with the 45-degree guideline in respect of this property. 4no. windows within the side elevation of the original bungalow facing No. 5 are proposed to be bricked up, 1no. door in the side elevation is to be changed to a window that will serve a utility room. No windows are proposed within the side elevation of the single storey corner infill extension facing No. 5. A brick wall of approximately 1.8 metres in height forms the boundary treatment between the application site and No. 5, as well as the application site's detached single storey garage. The proposed window will be a secondary window that will be highly screened by the existing boundary treatment. It is for these reasons that the proposed development will not adversely affect the amenity of No. 5 Sharron Drive.

No. 3 Sharron Drive is located to the northwest of the application site. The proposed extension will be obscured from No. 5 by the existing rear extension and therefore it will not affect the amenity of this property.

The properties to the rear of the application site are located approximately 48 metres from the existing bungalow and the proposed extension will not project any closer to these properties. The proposed extension will exceed the separation distance outlined in the Space About Dwellings SPG and therefore it will not have a detrimental effect on the amenity of these properties.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

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 (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 16/12/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council