

DELEGATED DECISION REPORT

SMD/2021/0760
Valid 22/11/2021

8 CHARNWOOD CLOSE
LEEK

PROPOSED 2 STOREY SIDE
EXTENSION TO DWELLING
AND CONVERSION OF
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on residential amenity
- Highway safety

DESCRIPTION OF SITE

The application site is within the development boundary of Leek and is in a residential area to the south-west of the town centre. It comprises a 1950s/1960s style semi-detached brick and tile dwellinghouse at the end of a row of similar dwellings which face Charnwood Close to the north. The road bends around to the side of the site. There are similar dwellings on the opposite side of the road to the west and north and there are detached dwellings to the rear of the site to the south off Wallbridge Close.

PROPOSAL

This is a householder planning application for a two-storey side extension which would leave a gap of approx. 1.5 metres (minimum) from the side boundary next to the bend in the road and have matching materials and matching gable sided pitched tiled roof. The first-floor front wall would be set back from the main front wall of the house and the roof ridge would be dropped below the main roof ridge. The extension would provide a fourth bedroom with ensuite on the first floor and an extended kitchen and utility room on the ground floor along with a playroom, formed by also converting the existing integral garage involving the replacement of the garage doors with a standard wide window.

A third on-site parking space would be provided next to the two current spaces to the front of the house by the slightly widening of the hard-standing and removal of part of a 3.0m side boundary hedge which bends round slightly towards the front of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations

National Planning Policy Framework (NPPF)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 4/1/2022

Neighbour consultation period ends: 4/1/2022

Press Advert: N/A

Public Comments

None.

Leek Town Council Comments

“Not unneighbourly”.

Staffordshire County Council Highways

No objection as three on-site parking spaces would be provided. However, the dropped kerb will need to be extended and the part-gravel driveway replaced with a bound material as gravel is being pushed onto the road affecting highway safety. Conditions are recommended.

OFFICER COMMENTS

The scale, width, height and form of the extension would respect the form, scale and dominance of the main part of the dwelling and the materials and fenestration would also harmonise with the house. Due to the set back at first floor level and roof ridge drop, the extension would comply with the Council's design guidance in achieving an extension which would appear subservient to the main house. The window replacing the garage door would also be in keeping with the shape, size and height of the windows of the house, as would the other proposed new windows on the extension. The removal of part of the boundary hedge would not significantly harm the street scene as much of the hedge would be retained at the side. Most of the area to the front of the house is already hard-surfaced so the enlarged driveway would also not harm the appearance of the area. The extension would leave a minimum gap of 1.5 metres to the boundary with the road and this gap becomes larger further to the rear as the road bends away from the side boundary. The extension would not result in the house appearing overcrowded within its plot and the degree of spaciousness in the street scene would not be harmed due to the size of gap available to the side of the house, particularly towards the rear where it would still be visible from the end of the cul-de-sac to the south.

With regard to residential amenity, the new first-floor windows would be restricted to the front and rear and would be no closer to houses to the front and rear than the current front and rear windows and there would therefore be no additional scope for overlooking of other properties. The rear window would only allow overlooking into the rear part of the rear garden of the property to the east and this does not amount to a harmful loss of privacy. The extension would be a considerable distance from neighbouring dwelling and would not affect their light provision. The proposal would therefore not harm residential amenity or the living conditions of neighbours.

The three proposed parking spaces, with one new to compensate for the loss of the garage, are in line with the Council parking standards for dwelling with four or more bedrooms. The size and shape of the spaces is also to standard. A condition would be added to replace the gravel with a bound porous material in the interests of highway safety (gravel pushed onto the road can be hazardous).

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would not be detrimental to highway safety and would therefore comply with the Council's Local Plan (adopted September 2020) and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 17.1.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council