

DELEGATED DECISION REPORT

SMD/2021/0769
Valid 22/11/2021

17 SPRING BANK NOVI
LANE
LEEK

GROUND FLOOR EXTENSION
TO FORM SHOWER ROOM.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Leek North Ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Novi Lane. No. 15 Novi Lane lies to the East of the proposed site and Hillcrest, No. 19 Novi Lane is situated to the West. To the South, the rear curtilage of the site runs adjacent to the curtilage of Leek Adult Training Centre, Buxton Road. The Novi Lane highway runs adjacent to the proposed site on the North.

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 single storey rear extension. The proposed extension would allow for a shower room to the rear of the dwelling. The proposed rear extension would project beyond the rear elevation of the existing rear / side extension, by approximately 1.9 metres and have a width of approximately 3.3 metres. The maximum height would be approximately 3.5 metres and the maximum eaves height would be 2.4 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including red facing brickwork, grey / blue plain clay tiles and wood grain 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

SMD/2009/0456 – Roof extension and rear dormer window. Approved.
SMD/2015/0637 – Two storey side and rear extension, demolition of existing garage and erection of a detached double garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/01/2022
Neighbour consultation period ends: 06/01/2022
Press Advert: N/A

Public Comments

No public comments were received.

Town / Parish Comments

Leek Town Council believe that the proposed extension is not unneighbourly.

Severn Trent Water Ltd

No comments were received.

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 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 is a single storey rear extension to the dwellinghouse. The proposed rear extension would project beyond the rear elevation of the existing extension by 1.9 metres and have a width of approximately 3.3 metres. The maximum height would be approximately 3.5 metres and the maximum eaves height would be 2.4 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 gable style roof course to match the gable roof course of the extension which it would adjoin. Its' single storey form would mean that it would not be visually overbearing, meaning that it would not compete with the proportions of the host dwellinghouse. The eaves and maximum height of the proposed extension would be set down from the parent building, as well as follow the course of the existing dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. As it is a rear extension, it will clearly be set back from the principal elevation.

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. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red facing brickwork, grey / blue plain clay tiles and wood grain uPVC would be used in the construction of the proposed extension. Therefore, the materials which would be used 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 distinctive character of the original estate which has been largely retained.

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 No. 15 Novi Lane to the East and Hillcrest, No. 19 Novi Lane to the West. The site does not adjoin any neighbouring dwellings to the South. Therefore, amenity impact assessment is essential on the direct neighbouring properties to the sides of the application site.

The proposed single storey rear extension would be positioned on the South-Eastern section of the rear elevation. As the neighbouring dwellinghouse at Hillcrest, No. 19 Novi Lane is positioned to the West of the site, the single storey rear extension will be positioned on the opposite side of the host dwelling to this neighbour and away from the common boundary, meaning that the neighbour would not be impacted at all. Furthermore, the single storey rear extension would be a substantial enough distance from the neighbour at Hillcrest, No. 19 Novi Lane to mitigate any chance of light loss as its location would comply with the 45 degree line measure from this neighbours' rear windows. As the proposed extension would only

be single storey, 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 single storey rear extension could cast a shadow over the curtilage of the neighbouring dwelling during the morning hours. I note that an approximately 2 metre high timber fence is positioned along the common boundary between the site and Hillcrest No. 19 Novi Lane. The boundary fence as well as the distance between the proposed extension and the common boundary (approximately 5.6m) 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 single storey extension might be seen to adversely affect the amenity of the neighbours at No. 15 Novi Lane. The proposed extension would be within closer proximity of this neighbouring dwellinghouse, therefore it is crucial that amenity impact is assessed. Although the extension would be within closer proximity of this neighbouring dwelling, the East to West sunlight trajectory means that there could only be the smallest amount of shadowing impact on this neighbour in the later hours of the day. I note that a large amount of hedging foliage creates the boundary treatment between the site and No. 15 Novi Lane. Thus, creating a barrier to mitigate loss of light and overbearingness. Furthermore, all of the aforementioned reasons combined would alleviate loss of light for this neighbour. Lastly, as the proposed extension is relatively small in size, it would be of a substantial enough distance from the neighbouring dwelling to mean that no loss of light would occur. From this observation, it becomes apparent that the amenity of No. 15 Novi Lane would not be adversely impacted by the proposed extension.

There would be no windows on either side elevation of the proposed extension, therefore there would be no loss of privacy amenity for either of the direct neighbours. Only one window would be included on the rear elevation of the proposed extension, of which would be obscure glazed. Regardless of the aforementioned details, the approximately 2 metre high boundary fence and large extent of hedging creating the boundary treatment between the site and the neighbours would aid in eradicating any loss of privacy for them. Therefore, no adverse privacy impact would occur upon either of the neighbours.

There are no dwellings with curtilages which adjoin the rear curtilage of the application 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 not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people habituating the dwellinghouse. Additionally, as the proposed extension would be to the rear of the dwelling, 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 amenity of all direct neighbours would not be harmed due to the substantial screening which the foliage and fencing provides, as well as the substantial distance between the proposed extension and each neighbour. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 17/01/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council