

## DELEGATED DECISION REPORT

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**SMD/2021/0429**  
**Valid 28/06/2021**

**117 LEEK ROAD**  
**STOCKTON BROOK**

**RETROSPECTIVE  
APPLICATION FOR  
PROPOSED DEMOLITION OF  
EXISTING FIRST FLOOR  
BATHROOM AND ERECTION  
OF TWO STOREY REAR  
EXTENSION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Neighbour amenity / living conditions

### DESCRIPTION OF SITE

Large and distinguished early 20<sup>th</sup> C (pre 1925) brick semi, one of a series of eight pairs of semis of similar presence and design form which bring defining character to a significant stretch of the Leek Road at Stockton Brook.

### PROPOSAL

The proposals – which have been implemented – involve a two storey rear extension with a rear-facing staggered twin gable arrangement. Roof eaves and verge detailing reasonably faithfully replicate that of the original building. The majority of the windows – all rear facing – also mirror closely the originals seen on the front of the dwelling.

The extensions have been built in brick though identifiably a lighter shade than the original and the contrast is noticeable in the side elevation.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Local Plan (adopted 9<sup>th</sup> September 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS8 Larger Villages Area Strategy – Endon  
DC1 Design Considerations  
DC2 The Historic Environment  
DC3 Landscape and Settlement Setting  
H1 New Housing Development  
NE1 Biodiversity and Geological Resources  
NE2 Trees, Woodland and Hedgerows

## T1 Development and Sustainable Transport

### **National Planning Policy Framework February 2019**

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

### **Adopted Supplementary Planning Documents/Guidance (SPD/G):**

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

### **Local Plan Supporting Evidence Documents:**

- Landscape and Settlement Character Assessment (2008)

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2021/0250 – Proposed demolition of existing garage and erection of two storey side extension – pending [it was the LPA site visit for this application which discovered the new development at the rear with no planning history available]

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 5<sup>th</sup> Aug 2021

Neighbour consultation period ends: 23<sup>rd</sup> July 2021

Press Advert: N/A

### **Public Comments**

None

### **Town / Parish Comments**

Endon with Stanley Parish Council – none received

### **Severn Trent Water**

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition. Add informative re possible unrecorded public sewer within the site.

### **Staffordshire County Council Highways**

No objection. No conditions requested.

The extension provides a family room to the ground floor with a bedroom above. The property originally had 3 bedrooms. This application (SMD/2021/0429) has increased the property floor plan to 4 bedrooms. Planning Application SMD/2021/0250 to construct a two-storey extension to the side elevation [pending] would provide an office and games room. Due to the size of the office and games room it is

considered they could be converted into an extra 2 bedrooms making a total of 6 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. It was noted during the site visit that the current parking arrangements (garage and driveway) can accommodate sufficient parking for a property of this size. It is therefore considered the proposal will not have a detrimental impact on the adopted highway.

## **OFFICER COMMENTS**

### **Principle of Development**

It seems the applicant believed this development to be PD. This is an error on two significant counts:

(a) The south westerly of the gabled two storey projections extends 4.27m rear of the original rear wall whereas the limit is 3m – see GPDO(2015) Schedule 2 Part 1 Class A paragraph (h)(i); [NB where a rear wall is 'stepped' in its plan layout the limits apply to each section of the rear wall (Technical Guidance p.19 also refers)]

(b) The extensions are attached to an original side wall of the property where original outriggers run out to the rear from the north easterly end. GPDO(2015) Schedule 2 Part 1 Class A paragraph (j) sections (i), (ii) and (iii) prevent a side extension (i) exceeding 4m – this is more than 8m to the ridge; (ii) more than a single storey – this is two storey; (iii) exceeding more than half the width of the original dwelling house – this extension is 6.47m wide whereas the overall width of the original dwelling is 10.7m and the PD limit is therefore 5.35m.

However, being within the Endon 'larger village' development boundary the proposed development would be supported in principle by the Council's adopted Local Plan policies. The main issues are design and neighbour amenity / living conditions.

### **Design**

The choice of brick is unfortunate as the lighter shade, perhaps further accentuated by the light shade of mortar mix, seems to give a strongly modern look to a design which otherwise seems reasonably close in keeping with the original dwelling. Fortunately only the south west end wall is publicly visible as an extension to the original side wall and as it is towards the rear is somewhat out of prominence.

Window size proportions, design form – traditional sash – despite using upvc, and number inserted are good, as is the replication of roof eaves detailing. The one modern multi-fold rear ground floor window is not problematic given its rear facing

and ground floor position; its appearance impact is moderated by good proportions of solid wall to openings and the large scale of the building.

### **Amenity**

There are no neighbours to the rear which beyond the c.15m rear garden is agricultural field in open countryside – though there is a shared rear access track for the row, running along the outside of the rear gardens.

The extension falls in line of sight for side windows to no.115 to the south west, at least one of which (at first floor) appears likely to be a principal window. With no facing side windows in the proposal scheme the separation distance of 14m is good and meets the Space About Dwellings standard between a principal window and a flank wall. A condition to prevent later insertion of any facing openings without first obtaining the LPA's consent should be added in order to safeguard this relationship.

### **Highway Safety**

The Highways response discusses the earlier application SMD/2021/0250 but as this remains pending the assessment for now should consider only the bedroom numbers resulting from the current scheme. There are at least four bedrooms and therefore the requirement is 3 spaces. The HO advice is that the property has enough parking space for its size. The pending application will also need to be considered on its merits.

### **CONCLUSION / PLANNING BALANCE**

Overall, on balance, being found acceptable in design and with no conflicts with neighbour living conditions and no highway safety concerns the application is recommended for approval as being in accord with the development plan.

**OFFICER RECOMMENDATION :    Approve**

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 10<sup>th</sup> Feb 2022

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**