

DELEGATED DECISION REPORT

SMD/2021/0515
Valid 05/08/2021

29 MEADOW CLOSE
LEEK

**CONVERSION OF ROOF
SPACE OVER GARAGE WITH
FRONT DORMER**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- The Impact on the character and appearance of the area
- Impact on residential amenity

DESCRIPTION OF SITE

The application site lies within the development boundary of Leek and is on a modern housing estate to the south-east of the town centre. It comprises a modern detached dwellinghouse at the end of the Meadow Close cul-de-sac which lies to the east. There is one neighbouring dwelling of which the side wall faces the front of the house on the site but the rear/side garden runs along the north side boundary of the site. There are no adjacent dwellings directly to the north side of the site or to the rear (west) as there is woodland and other open land there. There are also no dwellings to the south side although this comprises a gap between modern housing development off Meadow Close which appears likely to be built on at some stage in the future.

PROPOSAL

This is a full householder planning application for works to the roof above a single-storey side wing of the house on the north side, with front garage and dining and utility areas to the rear. The works would allow the void and mezzanine storage space above the garage to be converted into a bedroom with ensuite. The void above the dining room at the rear would be retained. The works comprise the lifting of the front part of the roof by approx. 1.0 metre including the eaves and ridge, leading to the raising of the wall above the garage door. The roof pitch would be retained but the half-hip to the side would be replaced with a "half-gable". To the other side of the ridge, there would be a vertical drop of 1.0 metre to the existing rear roofslope and a wall with windows (serving the new bedroom) would be placed in this gap. Two rooflights would also be placed in the new front roofslope for the bedroom and ensuite at a min height of 1.7 metres above the level of the proposed new bedroom floor. These would have obscured glazing. A small window would also be placed in the side gable.

This is a revision to the plans originally submitted which did not involve any raising of the roof but which involved a dormer window placed in the centre of the roof. This was removed from the scheme due to case officer concerns about direct overlooking into the neighbours rear garden and a loss of privacy.

The drawings also show a proposed large dormer in the existing rear roofslope of the house but this would appear to be deemed as permitted development and the applicant does not want this determined in the planning application.

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 relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 5/10/2021

Neighbour consultation period ends: 5/10/2021

Press Advert: N/A

Public Comments

None.

Parish Council Comments

“Approve.”

Severn Trent Water

No objection.

OFFICER COMMENTS

The raising of the eaves, side gable removing a half-hip and insertion of rooflights are not features found in the design of the house but those works would not harm the overall form and appearance of the house when viewed from the road and would not appear disproportionate with the overall scale and form of the house. The house benefits from being set back considerably from the other houses at the end of the cul-de-sac and therefore does not have any real visual relationship with the surrounding development and does not contribute to the street scene, appearing isolated from the rest of the houses built on the estate. From the rear, the works including new wall with windows below the raised ridge, forming a “mono-pitch” approach appears as an awkward arrangement and neither this or the two new high level windows harmonise with the house. However, the rear elevation is also not

visible from roads, footpaths or anywhere else in public realm as the side is screened from the rear and north side by woodland. Therefore, overall, the proposal would not significantly harm the character and appearance of the area.

With regard to residential amenity, the original scheme proposed a dormer which would have led to direct overlooking into a part of the side/rear garden of the adjacent property to the east, which is clearly used regularly by the occupants as there is play equipment in this area, just a few metres from the dormer and aerial images show a trampoline in this area. It clearly forms an integral part of the private back garden of the neighbours. In fact it would have been possible to view virtually all of the side and rear garden of the neighbouring property from the dormer window. The applicants have suggested obscured glazing or shutters be used to prevent an outlook from the window overlooking but this would not remove the perception of being overlooked or the fact that obscured glazing or shutters could easily be removed even with the imposition of conditions such is the extent of the intrusive nature of the dormer. This has been replaced with two high level rooflights placed at an adequate distance from the floor level which would not allow any scope of overlooking and I also consider the obscured glazing would also be appropriate to completely minimise the scope to overlook. I also consider this would be appropriate for the proposed side window would directly overlooks the narrow end part of the garden as this part of the garden is still adjacent to the wall where the window is to be placed. The other windows would not lead to any overlooking of residential properties as they face the woodland.

The raising of the height of the garage wing would not lead to any harmful level of overshadowing of the adjacent property.

Overall, with the safeguard of obscured glazing conditions, the amended proposal would not lead to any harm to the residential amenities/living conditions of neighbouring residents.

There is ample parking for at least three vehicles on the drive in accordance with Council parking standards for dwellings with four or more bedrooms.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the visual or residential amenities of the area. The proposal 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: 4.2.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council