

DELEGATED DECISION REPORT

SMD/2022/0039
Valid 02/02/2022

21 GORDON CLOSE
LEEK

REMOVAL OF FRONT PORCH
AND CONSTRUCTION OF
FRONT KITCHEN EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse constructed of brick with a pitched roof of concrete interlocking tiles and hanging tiles to the first floor front elevation. The dwellinghouse has been extended to the side with a part single storey, part two-storey extension and a porch has been added to the front elevation.

The dwellinghouse is set back from the road by a front garden and driveway that is open plan to the road. The dwellinghouse is set down below the level of the road and is positioned within the middle of a row of 7 dwellings that were all constructed at the same time but have since been altered and extended in a variety of ways. Gordon Close is a cul-de-sac within the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought for the demolition of the existing front porch and the construction of a single storey front extension.

Revised plans were received during the course of the planning application that reduced the depth of the proposed extension. This was due to concerns raised by the Planning Officer in respect of the development's impact on the character and appearance of the dwellinghouse and street scene.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1990/1257 Extension to form dining room with larger bedroom over
Approved 26/02/1990

CONSULTATIONS

Publicity

Site Notice expiry date: 08/03/2022
Neighbour consultation period ends: 24/02/2022
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council – Not unneighbourly

Severn Trent Water: The applicants should be advised that a 225mm or less diameter public sewer is located on their property and therefore they need to contact Severn Trent Water to discuss the proposed works.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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 are 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 Guide 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 dwellinghouse has a brick built front porch that projects 1.27 metres from the front elevation. The porch has a pitched, tiled roof and is positioned immediately outside the front door. It is proposed to demolish the existing porch and construct a single storey extension across the front of the original part of the dwellinghouse. The revised drawings indicate that the extension will project 900mm from the front porch and will not extend beyond the front elevation of the neighbouring property, No. 23 Gordon Close. The extension will be constructed of materials to match the existing dwellinghouse and it will have a mono-pitch roof.

The proposed extension, as revised, will result in a small, subordinate extension that will not detract from the overall appearance of the existing dwellinghouse or the street scene. It will use materials to match the existing dwellinghouse and the windows and door will complement those in the existing property.

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021) in terms of its design/appearance.

Amenity

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.

The proposed extension will comply with the 45-degree guideline in respect of the dwellinghouses to either side of the application site (No's 19 and 23 Gordon Close) and therefore it will not result in an adverse effect on light levels or result in an overbearing effect.

A window is proposed within the side elevation of the proposed extension that will face towards No. 19 Gordon Close. This window will serve an entrance porch (a non-habitable room) and it will directly face the neighbouring property's front garden. No privacy issues are therefore raised in respect of this window.

The ground floor front window will be positioned 900mm closer to the dwellinghouse on the opposite side of the road, however, a separation distance of approximately 22 metres will be maintained, complying with the Space About Dwellings SPG. The proposed extension will therefore not adversely affect the amenity of this neighbouring property.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in terms of neighbouring amenity.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed extension will not increase the number of bedrooms within the dwellinghouse, but it will occupy part of the property's front garden. A parking plan has been included on the revised Site Plan that indicates that sufficient off-street parking can be provided within the front garden of the application site, even with the proposed extension in-situ.

The proposed development will therefore not have a detrimental effect on highway safety and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development as shown on the revised drawings, is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 28/03/2022

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council