

DELEGATED DECISION REPORT

SMD/2022/0052
Valid 02/02/2022

53 PORTLAND STREET
LEEK

**DEMOLITION OF EXISTING
KITCHEN AND BUILDING OF
SINGLE STOREY EXTENSION
TO DWELLING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Leek and lies to the east of the town centre. It comprises a typical Victorian end-of-terrace dwellinghouse which faces Portland Street to the east with the adjoining terraced houses to the north and a passage accessing the rear of those dwellings to the south. The rear yards of Fountain Street properties lie to the other side of this. A large rear off-shot building to those properties runs along the rear boundary of the site to the west. To the east on the other side of the road lies other similar terraced dwellings.

PROPOSAL

This is a full householder planning application to replace the existing rear outrigger with a rear extension with the same projection but with an equal width to the house. This would have a brick and tile design and would provide a larger kitchen. It would have slightly higher eaves and roof ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS5 - Leek Area Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.3.22
Neighbour consultation period ends: 3.3.22
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

“Not unneighbourly”.

Severn Trent Water

No objection.

OFFICER COMMENTS

The application site lies within the settlement boundary of Leek, whereby Policy SS5 seeks to support development which meets the housing and community needs of Leek. Consequently the general principle of development is acceptable subject to design and amenity considerations.

The form, design and materials of the extension would harmonise with the appearance of the Victorian terraced dwelling and as it would be to the rear would not be prominent from the road. There are similar examples of outriggers in the immediate locality and therefore the extension will reflect the character of the immediate area.

It would not appear overdominant when viewed from the windows of the properties to the south where there are outriggers which do not have rear windows and the eaves height is not much greater than the existing side boundary wall with fence on top. It would therefore not affect light to those properties and privacy would in fact be improved as there are currently side windows on the outrigger facing those properties whereas the new flank wall facing those properties would have none. There are no windows on the flank wall of the building to the rear and therefore this building would be unaffected. The adjoining dwelling would not be affected as the current outrigger runs along the side boundary and the replacement would have no greater projection and the increase in eaves height is not sufficient to have an impact on the light provision to the adjoining property.

CONCLUSION / PLANNING BALANCE

The proposal would not lead to any harms to visual or residential amenity and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.3.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council