

DELEGATED DECISION REPORT

SMD/2021/0681
Valid 21/10/2021

12 ROWNALL VIEW
LEEK

**TWO-STOREY FRONT
EXTENSION AND
CONVERSION OF INTEGRAL
GARAGE INTO A HABITABLE
ROOM.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity
- highways

DESCRIPTION OF SITE

Semi-detached two storey dormer fronted later 20thC buff brick and tile three-bedroom dwelling in estate row of similar. Sloping site. Angled alignment with road front.

PROPOSAL

Remains a three bedroom dwelling. Extension would in effect square off an at present L shaped plan by building into the recess in the left front corner (viewed from the road).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations
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

03/00359/FUL – Porch and first floor side extension – approved

CONSULTATIONS**Publicity**

Site Notice expiry date: 14th Dec 2021

Neighbour consultation period ends: 12th Nov 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council – no objection subject to not being found un-neighbourly

Staffordshire County Council Highways

Not consulted

OFFICER COMMENTS**Principle of Development**

Within the town development boundary therefore acceptable in principle. Main issues are design, neighbour amenity and meeting parking requirements.

Design

The design alters a very sub-ordinate and recessed side extension into a full extension across to the side in continuation of the existing frontage without set-back.

The original building design is unusual in that whilst the rear of the dwelling is in effect a conventional two-storey structure, the front is built in a dormer style with the roof sloping steeply up from a ground floor eaves level. The LPA has discussed with the agent / designer the scope for inseting the proposed side extension. The agent / designer is concerned that any in-set would be in-efficient and awkward in construction terms and would have limited and questionable design benefits. The agent has also suggested that there is a prevalence of two storey extensions to

nearby dwellings in Rownall View with no recess incorporated and cites eg no.3 (2002), no.7 (1986) and no.17 (2004).

There is arguably some justification for the points raised. It is further noted by the LPA that the orientation of the pair of semis of which no 12 is a part is on an angle to the road with no.12 the further set back of the two. A matching pair of semis (14 and 16) next along to the east of no. 12 is set well forward. The combination of these factors means that the proposed side extension would not be dominant in the street scene and would not especially lead to a continuation terracing effect as would be the case if the dwellings were all in straight alignment. On balance it can be concluded that the lack of in-setting of the proposed side extension is not problematic in this case.

Amenity

With no side windows in the extension there are no conflicts of overlooking or privacy with the neighbour at no.14.

There is a side window in the neighbouring dwelling but this is set sufficiently far forward of the extension to avoid any loss of light .

The application property is set significantly further back on it's plot than number 14. As such there is already breach of the 45 degree line from the rear windows of that property. The proposal would extend the side elevation forward, resulting a longer length of 2 storey gable on the boundary, and closing the gap between the dwellings, which could arguably appear more oppressive. However, given the rising ground levels to the front, and the fact that the extension will not project beyond the existing rear or rear elevations of the host property, coupled with the fact that the rear elevations are angled slightly south west, additional loss of light would be very limited and confined to the latter part of the day on balance, it is found that the development would not result in such an additional overbearing or overshadowing effect as to sustain a refusal of permission on these grounds alone.

It is noted that no neighbour objection has been received.

Highway Safety

The existing dwelling is shown as having four bedrooms and this would remain the case with the extended dwelling. With four or more bedrooms the adopted guidance on parking (Local Plan Appendix 2) is that three vehicle spaces should be available within the dwelling curtilage. Although the garage space is lost as a result of this proposal the driveway is of sufficient length (c.10m) to accommodate two vehicles and a third space has been created in the front garden area. On this basis the proposal may be considered to meet the guidance.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 30th March 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council