

DELEGATED DECISION REPORT

SMD/2021/0319
Valid 07/05/2021

LARKSFIELD
12 CURZON RISE
LEEK

PROPOSED EXTENSIONS
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and scale
- Neighbour amenity

DESCRIPTION OF SITE

Detached split level later 20thC dormer style dwelling in brick with smooth clay Staffordshire tiles. Varied street scene including bungalow adjacent to the south west and a similar split level dwelling in adjacent set-down position to the north east.

PROPOSAL

Several revised plans have been submitted as those first received were found to present an over enlargement of the current dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
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; 6 – Building a strong and competitive economy; 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

None

CONSULTATIONS**Publicity**

Site Notice expiry date: 25.06.2021

Neighbour consultation period ends: 31.05.2021

Press Advert: N/A

Public Comments

From the occupiers of 10 Curzon Rise – adjacent to the north east:

- We do not object to the proposed extension and alterations
- Request that a proposed gable end first floor window be either omitted or opaque glass be used due to concern re overlooking
- Due to road being narrow the development work will have a significant disruption impact on Curzon Rise access and parking.

Town / Parish Comments

Leek Town Council – support subject to not being found un-neighbourly

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 objections on Highways grounds. The 4 bedroom property benefits from off highway parking (driveway and garage). The garage is to be extended by 2.4m. It is noted there is sufficient off highway parking to meet Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space). The proposal will not have a detrimental impact on the highway.

OFFICER COMMENTS**Principle of Development**

Within the Leek town development boundary therefore the development acceptable in principle. The main issues are design and scale. The first submitted scheme introduced several new dominant material finishes to the exterior and over-enlarged the existing dwelling so that it was no longer recognisable contrary to the Council's adopted design guidance which states for example:

All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

Design

Drawing reference 4743-01-07 L is the latest revision received. Materials are stated in the drawing as being 'new facing brick work to match that of existing' and 'plain clay roof tiles to match existing'.

There would be a slight raising of the roof ridge height in the wing to the north east (towards no.10) but to not higher than the height of the existing ridge of the forward facing gable. A dormer would be introduced to both the front and the back.

There would be an extension formed to the south west (towards no.14) with a roof ridge slightly set down relative to the main existing roof ridge and with a dormer to both the front and the back. This extension would be recessed front and back relative to the existing main front and rear elevations. The width of the side extension would be 4.25m which equates to c. one third of the overall end-to-end dimension (12.4m) of the existing dwelling.

Amenity

No windows are included in the revised side elevation facing no.10. It can be seen from the block plan (and was evident on site) that the application property is set back slightly relative to no.10 and the new proposed dormer on the rear roof slope, whilst it would be likely to afford views over the upper rear garden of no.10 would not result in intrusive overlooking of the rear of the dwelling at no 10 nor of its immediate rear garden space against the dwelling.

The side extension towards the south west would come towards the side elevation of no.14 which is a bungalow and which has windows facing no.10. From plans which accompanied an application approved in 2005 at no.14 the larger of the two windows serves a bathroom and the smaller window is a secondary window to a main bedroom. There would be a c.3m separation between the proposed new side extension to no.12 and the existing side elevation of no 14. As the side windows to no.14 are not principal windows in the meaning of the Council's adopted Space About Dwellings guidance there would be no conflicts in terms of impacts on living conditions for no 14.

As the extensions would not project beyond existing front and rear building lines no overshadowing of windows in principal elevations of the neighbours is anticipated.

Highway Safety

The existing dwelling is regarded as having four bedrooms and the proposal dwelling would be the same. There is therefore no increase in the parking requirement. Although in the revised plans the garage is no longer being extended, it is being retained as existing and has internal dimensions of c. 5.6m x 3.6m and therefore compares favourably with the up-dated Local Plan guidance on garage parking dimensions. The existing external parking and turning is not altered in the plans. A

condition should be attached to require the existing garage, parking and turning to be retained.

Other Matters

A neighbour has raised concern about disruption to the public road during development as a result of construction traffic. Whilst some inconvenience can occur at times during construction work it is incumbent upon the developer to at all times maintain open public highway access.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the scheme in its revised and amended form (revision L) can be recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 28th March 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council