DELEGATED DECISION REPORT

SMD/2022/0057 **Valid 04/02/2022**	**5 WESTBOURNE CLOSE LEEK**	**PROPOSED EXTENSION TO FORM BEDROOM OVER REPLACEMENT GARAGE AND UTILITY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Leek West Ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Westbourne Close and backs onto the rear curtilage of a section of dwellings on Nab Hill Avenue. No. 4 Westbourne Close lies to the East of the proposed site and No. 6 Westbourne Close is situated to the West. The rear curtilage of the site runs adjacent to the rear curtilage of No. 69, No. 71 and No. 73 Nab Hill Avenue on the North. The Westbourne Close highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the estate have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed development comprises a two storey side extension, which would replace an existing single storey garage and utility room on the side of the dwellinghouse. The proposed extension would allow for a storage room and utility room on the ground floor of the dwelling and a larger third bedroom on the first storey. The proposed side extension would have a width of approximately 2.6 metres and have a length of approximately 7.1 metres across the side elevation of the dwelling. The maximum height would be approximately 5.8 metres and the maximum eaves height would be 4.4 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including red / brown facing brickwork, brown concrete interlocking profiled slates and white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 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 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1977/0008 – Residential development. Approved.
SMD/1978/1532 – Extension to residential development. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/04/2022
Neighbour consultation period ends: 01/03/2022
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Leek Town Council believe that the proposed extension is not unneighbourly.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) 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 identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Leek. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the market town of Leek, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design 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 proposed development is a two storey side extension to the dwellinghouse. The proposed side extension would have a width of approximately 2.6 metres and have a length of approximately 7.1 metres across the side elevation of the dwelling. The maximum height would be approximately 5.8 metres and the maximum

eaves height would be 4.4 metres. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

Although the proposed side extension would add a two storey element to the East side of the dwelling, the proposed extension would reflect the style of the existing building in terms of the roof course to complement the roof course of the side of the dwellinghouse. The eaves and maximum height of the proposed side extension would be slightly set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The two-storey side extension would be slightly set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling due to not competing with the proportions of the parent dwelling.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red / brown facing brickwork, brown concrete interlocking profiled slates and white uPVC would be used in the construction of the proposed extension. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the distinctive character of the original estate which has been largely retained.

The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 4 Westbourne Close to the East and No. 6 Westbourne Close is situated to the West. The rear curtilage of the site runs adjacent to the rear curtilage of No. 69, No. 71 and No. 73 Nab Hill Avenue on the North. Assessment of amenity impact will be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed first storey side extension would be positioned on the Eastern side elevation. As the neighbouring dwellinghouse at No. 6 Westbourne Close is positioned to the West of the site, the two storey Eastern side extension will be tucked behind the host dwelling on the opposite side to the neighbour, meaning that

the neighbour would not be impacted by this at all. An approximately 2/3 metre high common boundary hedge is sited between the site and the neighbour at No. 6 Westbourne Close, meaning that screening for the proposed extension is sufficient. Thus, for the reasons above, any significant chance of overshadowing as a consequence of the erection of the proposed extension would be eradicated.

Consideration has been given to whether the proposed side extension might be seen to adversely affect the amenity of the neighbours at No. 4 Westbourne Close. The proposed first storey extension would be within closer proximity to the neighbours at No. 4 Westbourne Close, thus amenity impact assessment on this neighbour is paramount. Due to the East to West sunlight trajectory, overshadowing on the neighbours at No. 4 Westbourne Close could be caused by the addition of the proposed two storey side extension in the afternoon hours. Thus the 45 degree rule has been assessed, between the corner of the proposed extension closest to No. 4 and the central point of their closest fenestration, to ensure that light amenity will not be impacted. It has been established that the 45 degree rule would not be breached. A conservatory is the closest feature of fenestration to where the proposed extension would be located. Thus, even if the conservatory would lose a small amount of light into the side window which faces the site in the later hours of the afternoon, there is a large area of fenestration to still allow natural sunlight in. An approximately 2 metre high timber fence and hedging create the boundary treatment between the site and No. 4 Westbourne Close, which acts as another barrier to mitigate some loss of light and overbearing impact. From this observation, it becomes apparent that the amenity of No. 4 Westbourne Close would not be adversely impacted by the proposed extension.

There is a side window in no.4 at first floor level that could potentially be affected in terms of sunlight and outlook. However, this is a secondary window and is therefore not protected under the supplementary guidance. The light amenity of the neighbour would not be compromised in this sense.

There would be no side windows on the proposed extension which would face the neighbouring dwellinghouse at No. 4 Westbourne Close, therefore their privacy amenity would not be adversely impacted. As the proposed two storey side extension would be on the Eastern side elevation of the dwelling and the neighbouring dwelling at No. 6 Westbourne Close is to the West of the site, it would be tucked behind the host dwellinghouse. Thus, there would be no windows which would face these neighbours. Thus, no adverse privacy impact would occur upon either of the neighbours.

The curtilages of three dwellinghouses adjoin the rear curtilage of the site to the North: No. 69, No. 71 and No. 73 Nab Hill Avenue, therefore amenity impact assessment is essential for these neighbours too. I note that these dwellinghouses are on a significantly higher ground level to the site, meaning that the proposed two storey side extension could not possibly cause loss of light or overshadowing over these dwellings. Furthermore, they are of a substantial enough distance from the site to mitigate any potential amenity impact. As these neighbouring dwellinghouses are on a much higher ground level to the site, the proposed two storey extension could not result in any overlooking. Therefore, it is apparent that the amenity of the neighbours at No. 69, No. 71 and No. 73 Nab Hill Avenue would not be impacted.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling, instead it would increase the size of the existing third bedroom. Furthermore, it is clear that the driveway of the dwelling would accommodate for enough parking spaces for people habituating the dwellinghouse. Notably, the fact that the garage would be kept would also create the provision for another potential parking space. Additionally, as the proposed extension would be to the side of the dwelling – including the replacement garage / storage room to the dwelling – the available off road parking to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 01/04/2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council