

DELEGATED DECISION REPORT

SMD/2022/0061
Valid 07/02/2022

11 MONYASH DRIVE
LEEK

PROPOSED TWO STOREY
REAR EXTENSION AND
ALTERATIONS

(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 tiled, pitched roof. The dwellinghouse is L-shaped with a two-storey front projection, gable-on to the road. The 'L' is infilled to the front elevation with a single storey glazed porch. Along the northern side elevation of the dwellinghouse is a driveway that leads to a garage located within the property's rear garden. The garage is attached to the neighbouring property's detached garage, which also has a driveway along its side elevation.

The application site is located on a residential street, on a housing estate that was constructed circa late 1980s/early 1990s. To the rear of the dwellinghouse is a recreation ground. The dwellinghouse is located within the Development Boundary of Leek.

PROPOSAL

Full planning permission is sought for the erection of a two-storey rear extension.

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

None

CONSULTATIONS

Publicity

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

Public Comments: None

Town / Parish Comments: Leek Town Council – Not unneighbourly

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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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.

It is proposed to demolish an existing conservatory and erect a two-storey extension to the rear of the dwellinghouse. The proposed extension will project 4 metres from the rear elevation of the existing dwellinghouse, maintaining a gap of 1.3 metres between the proposed extension and the existing garage. The proposed extension will occupy almost the full width of the existing dwellinghouse, with a small step-in from either side elevation. The extension will have a pitched roof that will adjoin into the existing roof, with the same eaves and ridge height. The proposed extension will be constructed of materials to match the existing dwellinghouse.

The proposed extension will complement the character and appearance of the existing dwellinghouse and therefore no concerns are raised in respect of its design. The extension will be positioned solely to the rear of the dwellinghouse. It will not be highly visible from the street scene due to the siting and proximity of the neighbouring properties to either side; its siting towards the head of a cul-de-sac; and a lack of roads to the rear of the site. The proposed extension is therefore not considered to have a detrimental effect on the character or appearance of the street scene.

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 9 & 15 Monyash Drive) and therefore it will not result in an adverse effect on light levels or result in an overbearing effect.

1no. ground floor window is proposed within the northern side elevation of the proposed extension that will face towards No. 15 Monyash Drive, particularly the neighbouring property's conservatory. However, this window will be a secondary window; it will be largely screened by the existing boundary wall between the rear garden and the adjacent driveway; and any view towards the conservatory will be interrupted by the parking of vehicles on both the driveway serving the application site and the driveway serving the neighbouring property. It is for these reasons that the proposed extension will not adversely affect neighbouring privacy.

A ground floor window is located in the northern side elevation of No. 9 Monyash Drive, however, this window is a secondary window. Therefore although this window will be affected by the proposed extension, its impact will not be adverse.

No dwellinghouses are located to the rear of the dwellinghouse and therefore the windows in the proposed extension will overlook the existing recreation ground.

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 its impact on 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 existing dwellinghouse comprises 3no. bedrooms. The proposed extension will not increase the number of bedrooms, instead it will increase the size of two of the existing bedrooms.

According to the Parking Standards contained at Appendix 2 of the Local Plan, a three-bedroom dwellinghouse is required to provide 2no. off-street parking spaces, which can be accommodated on the existing driveway. 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 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: 11/03/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council