

DELEGATED DECISION REPORT

SMD/2021/0250
Valid 26/04/2021

117 LEEK ROAD
STOCKTON BROOK

**PROPOSED DEMOLITION OF
EXISTING GARAGE AND
ERECTION OF TWO STOREY
SIDE EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity / living conditions

DESCRIPTION OF SITE

Large and distinguished early 20th C (pre 1925) brick semi, one of a series of eight pairs of semis of similar presence and form which bring defining character to a significant stretch of the Leek Road at Stockton Brook. Previously recently extended to the rear – approved retrospectively under SMD/2021/0429.

PROPOSAL

As in the description. Amended plans received to further recess the front elevation and change the appearance of the garage door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
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

SMD/2021/0429 – retrospective application for proposed demolition of existing first floor bathroom and erection of two storey rear extension – approved

CONSULTATIONS**Publicity**

Site Notice expiry date: 13.07.2021
Neighbour consultation period ends: 26.05.2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – no objection

Staffordshire County Council Highways

No objection. The property benefits from off highway parking (driveway and garage). Currently the property has 4 bedrooms however given the size of the proposed office and games room they could be converted into an extra 2 bedrooms making a total of 6. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. It was noted the current parking arrangements can accommodate sufficient parking, including the garage for a property of this size. It is therefore considered the proposal will not have a detrimental impact on the adopted highway.

OFFICER COMMENTS**Principle of Development**

Being within the Endon 'larger village' development boundary the proposed development would be supported in principle by the Council's adopted Local Plan policies. The main issues are design and neighbour amenity / living conditions. A further potential consideration given the recent rear extension is the overall impact of

the developments when taken together on the character and appearance of the original dwelling.

Design

Amended plans were requested as the first submission involved projecting the ground floor forward of the main front elevation line with only the first floor recessed. A more in-keeping garage door design was also requested. The revised front now shows a development in-keeping in style and character with the original dwelling.

Although there is a sizeable rear extension this is not seen publicly in conjunction with the current proposal. As a recessed and set-down side extension the current proposal is not found out of proportion and does not out-compete with the scale of the original dwelling. In the side elevation there is an inset point towards the rear where the wall is set in by 450mm which will assist importantly in moderating the overall sense of mass in this side wall.

Window size proportions, design form and number inserted achieve a good complementary comparison with the existing / original dwelling as does the replication in the eaves detailing.

Proposed materials are “red / brown brickwork to match existing” and “plain clay tiles to match existing”. A rather darker or more ‘purple’ red brick is needed to achieve better match than was the case with the brick used in the recent rear extension and a condition should be attached to require brick and roof tile to be agreed in writing with the LPA with samples provided on site for comparison and assessment.

A condition should be attached to ensure that the garage door inserted has the appearance of that in the revised drawing.

Amenity

The neighbour at 115 Leek Road has a two storey blank gable to the forward part of the side elevation (see eg file photo 0162) . The proposed side extension to no.117 would come to within a metre of the boundary (c.750mm) and there would be a c.5.5m separation to the side gable of 115. Rear of the side gable, no.115 is progressively stepped in so the separation distances are increased (see eg file photos 0164 and 0166) to the side windows at 1st and second floor level. Given the height of these above ground level, and the fact that one is a bay with glazing facing to the rear, no particular overshadowing or overbearing impact concerns are raised, particularly as the application site is to the north east. Ground floor windows are proposed in the new side to 117 but as these are not principal windows there would not be any conflicts of privacy or overlooking in relation to side windows in no.115. No neighbour objection has been received.

Highway Safety

Subject to retention of the garage as a parking space there is not found to be any conflict with highway safety requirements. A condition should be attached to retain the garage as parking.

CONCLUSION / PLANNING BALANCE

Overall on balance being found acceptable in design and with no conflicts with neighbour living conditions and no highway safety concerns the application is recommended for approval as being in accordance with the development plan.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 12.04.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council