

DELEGATED DECISION REPORT

SMD/2022/0145
Valid 28/03/2022

2 BLUEHAVEN
WESTWINDS CLOSE
LEEK

SINGLE STOREY REAR
EXTENSION TO FORM SUN
LOUNGE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the residential area and the amenity of neighbours

DESCRIPTION OF SITE

The site is within the town development boundary, the recently built bungalow occupies land from within the combined former rear gardens of two existing detached dwellings, West Winds and Blue Ridge, which front on to a private lane parallel to Cheddleton Road. The plot climbs with a pronounced slope for a distance of c.100m east of the pre-existing dwellings.

The rear of the bungalow is east facing onto a patio excavated into the slope behind a retaining wall with garden and open countryside beyond.

Access to the site is from Cheddleton Road via the private lane and is as approved under the outline consent.

PROPOSAL

To construct an oak framed sun room to the rear of the recently built bungalow dwelling. The sun room would have a roughly square footprint extending 3.4m from the rear elevation. There would be a glazed roof lantern centrally positioned on flat roof.

The sun room would be built on existing excavated and behind a retaining wall. Its east facing position must mean that the sun provides morning sun well into the day.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS5 Leek Town Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0110 – outline application for the change of use of rear garden areas to 2no. residential building plots with new access – approved

SMD/2020/0271 Reserved Matters Approval

CONSULTATIONS

Publicity

Site Notice expiry date: 20th May 2022

Neighbour consultation period ends: 20th May 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town – Not unneighbourly

Staffordshire County Council Highways

No Objection

Severn Trent Water

Domestic extension (subject to building over process for 225mm diameter or less)

- May be unmapped transferred public sewers on property
- 225mm or less diameter public sewer(s) shown on our sewer records on property
- Large diameter public sewer(s) (above 225mm diameter) crossing property or in close proximity
- There are no public sewers shown in the immediate area. It is possible that the property is served by a septic tank.

OFFICER COMMENTS

The site is within the town settlement of Leek, part of one of the 'market towns' identified in the Local Plan. Here Local Plan strategy policy SS5 applies. Generally, as part of a strategy to meet housing needs, SS5 supports well designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Design and Impact on the character and appearance of the residential area

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. The SPD guidance says that "Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (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”).

Fundamentally, the appearance of the bungalow from the front, which any event only presents to private shared driveway, would remain unaltered. The flat roof of the sun room would provide the simplest and least awkward connection with the original bungalow and keep its profile and presence to a minimum, against the stepped up, retained land level of the garden and the open space at the rear to the east.

The plans indicate that the sun room would be oak framed with full height glazed elevations. The frame would be constructed on a brick and stone plinth that would match those of the original dwelling. The materials would be in keeping and complimentary to existing development.

The proposal is respectful of the character and appearance of the original dwelling and that of the locally distinct area. The development would not be harmful to the character and appearance of the original dwelling and that of the area. It would be compliant with Local Plan policy SS5 and DC1 and the SMDC design guide in those respects.

Impact on Amenity

The bungalow is at the far end of a private shared driveway with exposure at the rear and to the east to open countryside. Here the sun room addition would not have any impacts on the living conditions of neighbours.

To the south the pre existing dwelling 1 Boundary Close is adjacent. The sun room would not affect the neighbour's outlook or privacy – the boundary is screened and enclosed with close boarded fence and shrubbery. The sun room would be set well below that boundary in the excavated patio area. The flanking wall would be well in excess of 3.4m from the centre of the adjacent neighbour's window.

The living conditions of neighbours would not be unreasonably affected and there would be no conflict with Local Plan policy DC1 in these regards.

Highway Safety

The development would not add any additional bedrooms nor would it consume any of the existing parking provision. The property would remain compliant with standards after the development is carried out. There is no objection from the highway authority.

CONCLUSION / PLANNING BALANCE

The proposal represents good design that would be compliant with the design guide or policy DC1 of the Local Plan. It would create development that relates well to the original character of the dwelling and that of the neighbours within the locality. Local distinctiveness and the character and appearance of the area would be respected and the development would comply with policy DC1 of the Local Plan and the SMDC design guide.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 24/05/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council