

DELEGATED DECISION REPORT

SMD/2021/0803
Valid 10/02/2022

THE SQUIRRELS
MOUNT ROAD
LEEK

PROPOSED TWO STOREY
SIDE EXTENSION AND
DETACHED GARDEN ROOM.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site sits within a row of detached properties along Mount Road in Leek. It comprises of a three storey detached property that benefits from off road parking (including large integral garage) and gardens to the rear of the house. The gradient of the site slopes uphill such that the garden sits in level with the first floor of the property.

PROPOSAL

Planning permission is sought for a two storey side extension and a garden room to the rear.

The two storey extension will sit on the existing driveway to the side of the property. The extension will extend out 6.3m by 11.6m with a height of 8.7m. It will feature a gable roof with a projecting gable on the first floor together with a part rendered part brick façade. The extension will use materials that match the existing.

The garden room will be a flat roof building with an overhang. It will be 6m by 3.7m with a height of 2.6m in height. The garden room will be made of timber with cedar boarding.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 8/03/22

Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Leek Town Council Comments	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

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Design

Paragraph 127 of the NPPF (2019) 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.

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.

To the front of the property, there is a band of trees protected under a Tree Protection Order. The two storey extension will be stepped back from the principal elevation behind the trees, screened by the main road, Mount Road.

It is considered that the extension is an appropriate scale that will utilise side of the site without compromising the overall bulk of the dwelling. It will also be stepped back from the front elevation with a lower ridge height as the host dwelling to remain

subservient and match the pitch of the centre dual-pitch of the dwelling to be designed sympathetically. Overall, the extension is considered visually acceptable.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension will be positioned to the side of the property and abut mature hedging that borders the applicants and Hillesden House. It is considered that there will be no harm to the overall living conditions of the immediate neighbour at Hillesden House as there are no side windows on the first floor and if added, any views will be of the border hedging.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the extension will reduce the driveway to the front however, this is compensated by the large garage that accommodates 3 cars. A condition will be added to any decision ensuring the garage is used only for vehicle storage to ensure there is parking for 3 cars onsite; this is to accord with Policy T1 in the Local Plan.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 31/05/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council