

DELEGATED DECISION REPORT

SMD/2022/0286
Valid 26/05/2022

2 THE LARCHES
LEEK

PROPOSED GROUND FLOOR
REAR AND SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a semi-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 The Larches and a section of Abbey Wood Close. No. 1 The Larches lies to the South of the proposed site and No. 3 The Larches is situated to the North. The rear curtilage of the site backs on to the curtilage of No. 10 Abbey Wood Close, to the West. The Larches highway runs adjacent to the Eastern curtilage of the site.

The established character of the original estate has been retained.

PROPOSAL

The proposed development comprises a single storey side extension on the Northern side elevation, wrapping round into a rear extension spanning across the existing rear elevation of the dwellinghouse. The proposed extension would allow for a larger kitchen / living area and a utility room on the ground floor.

The design is a simple mono pitch roof to the side of the dwelling when viewed from the front, which wraps around the rear of the dwelling, including a feature gable on the rear elevation. The proposed side / rear extension would have a length of 6.03 metres across the Northern side elevation and 3m beyond the rear elevation of the dwelling. The extension would protrude beyond the side elevation of the dwellinghouse by 1.64 metres and have a width of approximately 6.5 metres across the rear elevation. The total maximum height of the single storey side and rear extension would be approximately 3.87 metres and the maximum eaves height is approximately 2.58 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including red / brown brick, brown concrete interlocking slate roof tiles 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/1987/0676 – Temporary siting of portacabin for factory shop. Withdrawn.
SMD/2003/0602 – Demolition of existing building and erection of 23 dwellings. Withdrawn.
SMD/2003/1281 – Demolition of existing buildings and the erection of 21 houses, construction of estate road and play area. Approved.
SMD/2004/0213 – Erection of 16 dwellings (amendment of 03/00852/FUL). Approved.
SMD/2006/0920 – Variation of condition 8 of planning permission 04/00228/FUL. Refused.
SMD/2021/0670 - Proposed Ground Floor Rear and Side Extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/07/2022
Neighbour consultation period ends: 13/07/2022
Press Advert: N/A

Public Comments

No neighbour comments have been received by the Council.

Town / Parish Comments

Leek Town Council have commented 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 comprises a single storey side extension on the Northern side elevation, wrapping round into a rear extension spanning across the existing rear elevation of the dwellinghouse. The proposed extension would allow for a larger kitchen / living area and a utility room on the ground floor. The design is a simple mono pitch roof to the side of the dwelling when viewed from the front, which wraps around the rear of the dwelling, including a feature gable on the rear elevation. The proposed side / rear extension would have a length of 6.03 metres across the Northern side elevation and beyond the rear elevation of the dwelling. The extension would protrude beyond the side elevation of the dwellinghouse by 1.64 metres and have a width of approximately 6.5 metres across the rear elevation. The total maximum height of the single storey side and rear extension would be approximately 3.87 metres and the maximum eaves height is approximately 2.58 metres.

For a development to be considered appropriate in terms of its size and massing, the Council would expect to see extensions subordinate to the dominance of the original building. As the proposed extension is only a single storey, it would naturally have a subordinate relationship with the host dwellinghouse. The extension would be set back from the principal elevation of the dwellinghouse, demonstrating its subordinate nature to the parent dwelling. The eaves and maximum height of the proposed extension would be set down from the parent building, thus reiterating that it would be considered appropriate development in accordance with the Council's Design SPD. Thus, the addition of the proposed extension to the existing dwellinghouse would be acceptable on design grounds, as it will clearly be read as an extension without competing with the proportions of the main house.

The proposed extension incorporates the addition of a feature gable on the rear elevation. The addition of a feature gable to the rear elevation of the extension reflects the general character of the roof form of the dwellinghouse, being a gable house, although having glazing into the apex is not a common feature. However the rear extension would not be prominent in the street scene, with only glimpsed views from Applewood Close to the west. Feature gables have been adopted as part of the character amongst the street scene and can be seen on the principal elevations of a number of dwellinghouses. Thus, the principle of the feature gable on the extension has been established by the design of the surrounding dwellinghouses.

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. A prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red / brown brick, brown concrete interlocking slate roof tiles and white uPVC would be used in the construction of the proposed extension. Therefore, the materials 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 character of the original estate.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 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. 1 The Larches to the South and No. 3 The Larches to the North. Thus, assessment of amenity impact will be required on the two direct neighbouring dwellinghouses to the sides of the site. As there is a neighbour with adjoining curtilage to the site at No. 10 Abbey Wood Close, the amenity of this neighbour should also be assessed.

The proposed single storey extension would not impact the amenity of the neighbours at No. 1 The Larches. As the neighbouring dwellinghouse is positioned to the south of the site, the single storey northern side extension will not cause any loss of sunlight.

I note that at the time of the approval of SMD/2021/0670, the neighbour at No. 1 The Larches was going to also build a rear extension in synchronicity with the applicants at No. 2 The Larches, therefore meaning that the rear elevation of both dwellings would run flush with one another. This neighbour is no longer building their proposed rear extension, therefore it has been established that there could be a risk of the 45 degree rule being breached. Although the proposed rear extension would slightly breach the 45 degree rule from the central point of the neighbours' closest window (which serves the kitchen), there are large patio doors which also serve light to the room. The patio doors would not be impacted by a breach of the 45 degree rule, meaning that the light amenity of the neighbours at No. 1 The Larches will not be adversely impacted. I note that an approximately 1.8 metre high timber fence forms the boundary treatment between the site and No. 1 The Larches. The boundary fence between the proposed extension and the neighbouring dwelling would screen part of the proposed extension.

Consideration has been given to whether the proposed side extension might be seen to adversely affect the amenity of the neighbours at No. 3 The Larches. I note that the proposed extension would be stepped off the common boundary between the site and this neighbour and positioned approximately 3m from the side elevation of their conservatory. Thus, it is considered that the distance between the extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows. Due to the sunlight trajectory moving from the East to West, the proposed side extension could cause slight overshadowing on the aforementioned neighbour during the later hours of the day. However, due to the distance between the side wall of the

extension from the aforementioned neighbour, as well as the approximately 1.8 metre high common boundary fence between the site and neighbour, a shadow would not be cast over them. Therefore, any potential light loss which could occur for No. 3 The Larches would be eradicated. From this observation, it becomes apparent that the amenity of the neighbours at No. 3 The Larches would not be adversely impacted by the proposed extension.

There would be no side windows incorporated into the side elevation of the proposed extension which would face the neighbours at No. 1 or No. 3 The Larches. Therefore, the aforementioned neighbours' privacy would not be impacted at all. Furthermore, as the proposed side element of the extension would be tucked behind the side elevation of the host dwellinghouse, there would be no windows which could face the neighbour at No. 1 The Larches. Thus, no adverse privacy impact would occur upon any of the neighbours.

Although the curtilage of No. 10 Abbey Wood Close adjoins the application site, the substantial distance as well as the oblique angle of its positioning from the site indicate that their amenity would not be adversely impacted. Additionally, the approximately 1.8 metre high boundary fence separating the curtilages of the site and this neighbour would mitigate any chance of light loss / overbearing/loss of privacy impacts.

Overall it is considered that the residential amenity of the surrounding neighbours would not be adversely affected.

Highway Safety

Paragraph 104 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. Therefore, it is clear that no additional parking spaces will be required for the number of people habituating the dwellinghouse. Additionally, as the proposed extension would be to the side and rear of the dwelling, the available off road parking, comprising two off road spaces 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. The boundary treatment in place would aid in ensuring that no

neighbouring dwellings are adversely affected. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 21/07/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council