

DELEGATED DECISION REPORT

SMD/2022/0174
Valid 30/03/2022

Hillcroft Cheddleton Road
Leek ST13 5QZ

First floor side extension, rear
orangery and alterations

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is detached early 20th Century house with rendered walls and red tiled roof. It is set back and elevated above the highway, approximately 34m from the highway to the property, 25.5m of this is within the domestic curtilage. The property is located off a private access drive and faces west. The access is part shared with the neighbouring 4 properties to the south.

The property has eaves to ground floor ceiling height in the 'dutch barn' style typical of the period of construction, the roof is hipped at one side and not the other. First floor windows are delivered with dormers of a minimal projection.

The front elevation also has a projecting gable with double height bay window. The double garage is attached with a steep pitch slope and part flat roof arrangement.

The side elevations are also rendered and painted cream with chimneys at either . The property has uPVC windows.

To the rear of the property is a complex arrangement. Over half of the elevation is a shallow projecting gable with valley feature and a ground floor bay window. The remainder of the elevation has an external chimney and a 'dutch barn' style roof down to the ground floor ceiling height.

The rear garden is substantial (23mx 27m approx.) and is elevated from the house with the rising land to the east. The garden is laid to grass and shrubs with boundaries marked to the rear and side by mature hedges.

The nearest neighbour to the rear is 45m from the rear of the application property.

The nearest property to the north is 5m away from the garage. The nearest neighbour to the south is 8.5m away.

PROPOSAL

The proposal is to add a side extension over the existing double garage. Revised plans have been received and the scheme now proposes an addition which is set in from the front elevation of the existing property 2.3m from the line of the existing bay windows. It is proposed to deliver this with a hipped roof.

In addition it is proposed to construct an extension to the rear. It is proposed that this is a predominantly glazed structure in the style of an orangery with a flat roof and two glazed lanterns. The extension is approximately 11.5m by 3.4m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Strategy
DC1 Design Considerations
DC 2 The Historic Environment

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24 May 2022
Neighbour consultation period ends: 22 April 2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council consider that the application will not be unneighbourly.

Severn Trent Water

Advise that there may be unmapped sewers on the property and advise that the applicant takes advice from their 'building over' team.

OFFICER COMMENTS

Principle of Development

The application seeks consent for extensions and alterations to an existing residential property which lies within the development boundary of Leek, defined as a Town within the settlement hierarchy set out within Policies SS2. Subject to the impacts of the scheme on neighbour amenity and design principles, the principle of development is considered to be acceptable, subject to all other relevant material considerations.

Design

Core Strategy (CS) Policy SS1 sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Council's 'Design Principles' SPD provides further useful guidance for proposed extensions and alterations to dwellings. It states that dwellings should be subordinate to the main dwelling, and respect its existing scale height and visual appearance.

Paragraph 130 states amongst other things that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The development proposed has been amended to reduced the dominance and fenestration of the side addition. This has resulted in a greater set back from the host dwelling, a simpler roof form and fenestration which references the host dwelling. Although the addition on the side will be substantial it is not considered that it would be detrimental to the appearance of the host dwelling.

The rear extension would on its own benefit from permitted development rights and this fallback position carries some weight. Notwithstanding that, the rear extension is not dominant relative to the scale of the existing dwelling, and is set well within the corners of the building. The high level of glazing will ensure that the building has a lightweight appearance and the roof lanterns will not interrupt the first floor glazing.

The form of both of the extensions are subservient to the host dwelling.

The flat roof form would in many cases be inappropriate and the design principles warns against this form in most cases. However, in this case the flat roof is not visible from the front of the property due to both the rising land and the position of the house on the plot. There is no side and rear public vantage point of the property and it will not be visible from those positions. The flat roof form in this case would not cause visual intrusion to neighbouring property. A pitched roof form in this location would be more prominent and would create an unduly dominant form. The fallback position of the permitted development rights is also a consideration.

The fenestration is relatively simple with two sets of three pane windows on the front elevation of the extension, these are modest windows of an appropriate scale and are well located to reference the garage door openings below. The fenestration is modest and retains a strong solidity to the proposed development in line with the Design Principles.

The rear addition is largely glazed which is not uncommon in rear additions. The fenestration is acceptable in this location and the rising land means that it will not be unneighbourly.

It is proposed to render the additions in line with the existing finish on the host property. This will be an acceptable finish and reflects the appearance of the existing building in line with the Design Principles.

The proposal is in accord with the design principles, policies SS1 and DC1 of the Core Strategy and the NPPF.

Amenity

CS Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The proposed development will not cause any harm to the amenity of neighbouring properties by virtue of its location and design.

The property is sufficiently distant from neighbouring properties to avoid a loss of light. No side windows are proposed on the side extension and overlooking is therefore avoided.

Highway Safety

Policy T1 of the Core Strategy requires that all development is located and designed where it would not result in any adverse impacts to highway safety and be safely accommodated within the highway network.

The development will not increase bedroom space and there will be no intensification of the occupation that would cause highway safety issues.

CONCLUSION / PLANNING BALANCE

The proposal would not result in any significant harm to the character and appearance of the dwelling, or wider street scene.

It would not result in any adverse impacts in relation to the residential amenity of any neighbouring property, nor impact negatively on highway safety.

The application is a sustainable form of development and in line with the Core Strategy and NPPF. It is recommended for approval subject to conditions.

OFFICER RECOMMENDATION :

Case Officer: Arne Swithenbank

Recommendation Date: 20/07/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council