

DELEGATED DECISION REPORT

SMD/2021/0817
Valid 27/05/2022

63 STONYCROFT
LADDEREDGE
LEEK

**EXTENSION ABOVE EXISTING
LEAN-TO GARAGE TO
PROVIDE ADDITIONAL
BEDROOM AND HOME-
OFFICE SPACE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the Character and Appearance of the Area and the living conditions of neighbours

DESCRIPTION OF SITE

Inter war detached two storey dwelling on the high Side of Ladderedge. The dwelling is at the top of a steeply sloping drive that sets the dwelling well back from the pavement edge behind stone walls and leafy shrubbery. The dwellings on this side of Ladderedge are of differing types, but generally there is some commonality to a pre war period.

The dwelling has a pyramid hipped roof, two storey bay with tile cladding and a garage to the side elevation that has a steep lean to tiled roof that adjoins the side of the building at a high level.

PROPOSAL

To enlarge the dwelling by building a first floor above the existing lean-to garage at the side. The side addition would key into the front elevation and shape and form of the main roof as one.

In discussion on site the applicant pointed out that the garage is original to the dwelling and its brick work to the front is keyed into that of the dwelling's frontage as a flush elevation without a break or step. His intention is to salvage tiles and brick from the rear and side of the garage and build up the front elevation and roof slope with matching original brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/01441/FUL Single storey rear extension. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2022

Neighbour consultation period ends: 21/07/2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council: Awaited

Staffordshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The applicant's property is within the town area of Leek where well designed household development that does not harm the character and appearance of the locality is acceptable in principle.

Design and Impact on Character and Appearance

The dwelling and its neighbours, on this side of Ladderedge, do not present an obviously strong or prominent architectural street scene. The apparent character from the pavement is that of strong boundary walls and leafy shrubbery and tree lined boundary. Beyond that, occasional glimpses of the houses are afforded at the top of long sloping driveways at a higher ground level. The dwellings are of differing design and types and have individual presence within their plots.

Where the design guide might normally encourage a side extension to be added with a visual break created through a step in the brick work and a subordinate roof line, the proposal would extend the original dwelling with an approach that would blend with the form of the original dwelling as one – the front elevation would run through as flush and the main roof altered to appear as one larger roof.

The brick work and arrangement of the original ground floor garage makes the 'best practice' approach difficult in this case because the brick work is keyed in and the original bricks run across the front elevation and come high up the side of the dwelling beneath a steep lean to roof. The applicant explains his good intentions and hopes to salvage brick from the side and rear of the garage and tile from the lean to roof and

use it to blend with the original brick and tile of the main dwelling at the front elevation and roof slope.

Ultimately the key characteristics and architectural detailing that make the dwelling recognisable as an inter-war property would be retained and respected, and where the applicant can blend original materials a break would not need to assist with any mismatch. The dwelling is not prominent within the street scene and makes limited contribution to the character and appearance of the public realm. The development would not be overly obtrusive, prominent or dominant and it would not be detrimental to architectural continuity or commonality.

In these regards, and in these specific circumstances, there is not considered to be overriding conflict with policy DC1 of the Local Plan and the SMDC Design Guide.

Amenity

The development would be built to the side of the dwelling the new side wall would not present any new windows facing the neighbour's property. The first floor addition would flank and be above the neighbour's (No. 59) garage outbuilding that has been built on the boundary and the two storey blank side elevation of the dwelling, it would not overshadow or appear obtrusive from any of the properties areas of garden or principle windows. Neither the neighbour's privacy, light or outlook would be affected by the development. There would be no conflict with policy DC1 of the Local Plan in these regards.

Highway considerations

As a consequence of the extension the property would become a four bedroom dwelling. In accordance with the parking guidance in the Local Plan three off road parking spaces should be provided. There is sufficient space on the driveway and to the front of the dwelling to accommodate the required parking spaces. It is also noted that the highway authority raises no objection to the development proposals. As such the development does not give rise to any highway safety concerns.

CONCLUSION / PLANNING BALANCE

Acceptable householder development in a residential area within the town that would be compliant with the Design Guide and Policies SS5 and DC1 of the Local Plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 21/07/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council