

DELEGATED DECISION REPORT

SMD/2022/0137
Valid 15/03/2022

1, Wallbridge Drive, Leek,
Staffordshire, ST13 8HY

To replace existing conservatory with single storey flat roof extension, and replace cladding at first floor level, along with associated internal alterations.
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is a detached brick and wall hung tile clad house dating from the 1960's or 1970's. It is situated gable end onto Wallbridge Drive and the front elevation faces north west. The plot is on a corner and the rear of the property backs onto the A53 Newcastle Road.

The property is constructed largely from red brick with the front and rear upper floors clad in vertical hung tile. The roof is dual pitch with a part external chimney stack on the gable. The property has uPVC windows with a horizontal emphasis.

The property has a number of additions in place. The western gable has had a second storey added onto what appears to have been a single storey link garage. To the rear of the property is a single storey flat roofed conservatory across 6.5m width of the 10.5m wide rear ground floor elevation.

The rear garden is flat and laid to grass. It is 10m from the conservatory wall to the rear boundary.

The nearest neighbour is to the rear of the application site is 12m to the south west.

PROPOSAL

The proposal is to replace the single storey rear extension with a replacement extension on the same footprint as the existing conservatory, but with greater solidity and a pitched roof. In addition the application seeks to secure the replacement of the vertical hung tiles at first floor with a grey fibreboard cladding system in grey timber effect horizontally boarded.

The initial plans sought permission for a replacement front porch but this has now been withdrawn and the description of development amended to reflect that. The initial scheme also sought permission for a flat roof rear addition and this has also been amended to a pitched lean to roof.

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

(*add any others applicable)

National Planning Policy Framework

Achieving Sustainable Development Chapter 2

Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1998/0538 Conservatory granted 1998

CONSULTATIONS

Publicity

Site Notice expiry date: 24 May 2022

Neighbour consultation period ends: 17 May 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council consider that the proposal is not 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.

Local Lead Flood Authority - Staffordshire County Council

No comments.

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 127 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The development proposed is modest in scale and projects from the rear elevation. It is no larger than the existing conservatory but will have better insulation and thermal properties improving the living conditions for occupants.

The form of the extension is subservient to the host dwelling.

The flat roof form would be inappropriate and the design principles warns against this form in most cases. The amended roof to a lean to will avoid dominance and is a more satisfactory arrangement.

The fenestration is relatively simple with two side hung casements on the rear elevation and a single door and window on the gable to the west. It is proposed that the fenestration be white uPVC to match the existing.

It is proposed to construct the wall of the addition in red brick to match the host property. This will be an acceptable finish and is in line with the Design Principles.

The application is not clear about what the amended roof will be constructed from but conditions can be used to ensure that this is clad with tiles to match the existing property.

The application seeks to replace the wall hung tiles with a grey fibreboard cladding material. This is not a traditional material. However, in the locality there is cladding in a wide range of colours and materials, and the building is a non-traditional design. The grey cladding will offer better thermal insulation and will also be a recessive colour and material. In this case the cladding will not negatively affect the street scene and will not be detrimental to the property itself.

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 massing of the proposed development will not be any different to the existing conservatory. By virtue of its location and design it will not have any negative impact on amenity. .

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 are no highway objections.

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 : Approve with conditions

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 25th July 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council