

DELEGATED DECISION REPORT

SMD/2022/0255
Valid 20/06/2022

18 ROWNALL VIEW
LEEK

**FRONT EXTENSION TO THE
GARAGE AND CHANGE OF
USE TO DINING ROOM AND
UTILITY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Within a 1970s housing development in a suburban residential area of Leek. The prevailing dwelling type is a simple flat fronted property with brick framing central sections of render or tile cladding. Each dwelling has a single width flat roof garage to its side elevation that provides the gap between and separates the properties.

Some of the dwellings have been extended with first floor additions above the garages to create rather wide front elevations, and in some cases a notable 'terracing effect'; and varying designs of front porch that incorporate differing roof designs – full pitch gable, small peaked hip, or lean to monopitch. Despite these alterations, the area retains a distinct character dictated by the prevailing age and architecture of these dwellings.

The applicant's dwelling sits below pavement level at the bottom of a single width sloping driveway. It has a small front porch around the front door, built from brick with a tiled hipped roof joining the house with a peak.

PROPOSAL

Essentially a proposal to convert the garage into a dining room. The proposal includes an enlargement to the front of the garage space, an addition that would extend forward by no more than 1.2m to level up with the dwelling's adjacent front entrance porch.

An existing hipped tiled roof with a peak above the front porch would be removed and the front addition to the garage would run across and adjoin the side of the porch with a level flat roof that would span the width across the front of the dwelling.

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

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

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: No Objection

OFFICER COMMENTS

Principle of Development

The applicant's property is within the town area of Leek where Local Plan Strategy SS5 supports the principle of well-designed household development that does not harm the character and appearance of the locality.

Design and Impact on Character and Appearance

The character and appearance of the area is locally distinct as a 1970s suburban development where a particular dwelling type prevails. Flat roofs to garage and the occasional front porch are relatively common place within the locality. In some cases however, there have been limited alterations that have added small porches of varying designs under permitted development allowances, however, overall this has affected limited change on the character and appearance of the area.

In many cases these porches have incorporated a traditional, perhaps cottage type, roof design with a little gable peak or, in the applicant's case, a peaked hipped roof. An understandable approach in an attempt to make an attractive well incorporated architectural detail or addition. However, actually that style is at odds with the bold simple lines of the 'modern' to the time 1970s development and the flat roof that would run across from the garage into the porch would be more respectful of the areas character and appearance and that of the original dwelling.

Ultimately the key characteristics and architectural detailing that make the dwelling recognisable as a 1970s development would be retained and respected. The dwelling is not prominent within the street scene and is set well back and below the pavement

level. 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

Largely the proposal is to convert the garage to the side of the dwelling into a dining room. This would not involve the introduction of any windows in the side elevation of the garage that flanks the adjacent dwelling. The addition to the front of the garage to level up with the small entrance porch would extend forward no more than 1.2m. The centre of the neighbour's closest adjacent ground floor window would be much more than 1.2m from the side wall of this addition and as such a 45 degree horizontal sight line would not be obstructed. There would be no conflict with the Council's Space About Dwellings Standards and it would not present an unreasonable impact on the neighbour's amenity. Neither the neighbour's privacy, light or outlook would be unreasonably affected by the development. There would be no conflict with policy DC1 of the Local Plan in these regards.

Highway Safety

The development would not increase bedroom numbers. Although it would result in the loss of a garage space, at least two driveway parking spaces would remain. The existing garage does in any event seem a little narrow with a rather awkwardly steep driveway drop into the space. As such the development does not give rise to any highway safety concerns and would not present a breach of parking standards.

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: 15/08/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council