

DELEGATED DECISION REPORT

SMD/2022/0335
Valid 21/06/2022

28 MILLTOWN WAY
LEEK

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a detached dwelling within a small cul-de-sac that is part of a wider residential estate in the suburban area of Leek. The property itself is brick built with concrete tiles. It features a modest garden that sits higher than the foundation of the property which has a conservatory

PROPOSAL

Planning permission is sought for a single storey rear extension that will replace the existing conservatory. The extension will extend the full width of the rear elevation and extend out 3.1m from the wall; it features a flat roof with a roof lantern and have bi-fold doors. The extension will accommodate an enlarged kitchen and dinner.

The extension will be rendered.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1991/0200	Residential Development 109 Dwellings	Approved 23/12/1991
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CONSULTATIONS

Publicity

Site Notice expiry date: 02/08/21

Neighbour consultation period ends: 12/05/21
Press Advert: N/A

Public Comments

Neighbour comments	One letter of support has been received.
Leek Town Council	No objection.
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Leek. Policies SS2 seek to focus future growth within the settlement boundary for Leek and to strengthen its role as a service centre. Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The extension is to the rear and cannot be seen from the public road therefore, the street-scene will be maintained.

In terms of its scale and appearance, the extension is a modest addition that will utilise the space on either side of the conservatory that will be replaced. Despite the inclusion of a flat roof, which is not reflective of the character of the host dwelling, given its single storey nature, the extension will remain a subservient addition and would not be visible from the surrounding area.

In terms of the materials used, the walls are to be rendered. While typically extensions are better matched with the existing materials used on the property, this is to the rear and therefore in this case, would not be seen from the road to appear obtrusive. A condition will be added to ensure, the applicant does not render the full property.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property No.30 and 26 Milltown Way. Both properties sit on either side of the application site.

The extension will replace the conservatory and extend the full width of the property which will sit closer to either side of the neighbour's boundary. It is considered that the modest length of 3.1m, single storey nature and high bordered fencing shared by the neighbours will not harm the overall living conditions of the immediate neighbours. Although the extension will breach the 45-degree line when measured from the rear windows at number 30, the depth of the extension would be no greater than the existing conservatory, and therefore have no greater impact on the neighbour than the present situation. With respect to number 26, the 45 degree line will not be breached. Overall it is considered that the extension would not cause any harm to the residential amenities of either neighbour.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. The rear extension will also not reduce the amount of onsite parking. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Lisa Li

Recommendation Date: 11/08/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council