

DELEGATED DECISION REPORT

SMD/2022/0496
Valid 20/09/2022

**12 LARKSFIELD, CURZON
RISE, LEEK,
STAFFORDSHIRE, ST13
8NJ**

**PROPOSED EXTENSIONS
AND ALTERATIONS

(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site is 12 Larksfield, Curzon Rise, Leek, a brick and tile, detached split level dormer style dwelling. The property sits within a varied street scene including a bungalow adjacent to the southwest and a similar split level dwelling in a set-down position to the northeast adjacent to the site.

Land levels within the site rise from the highway to the rear boundary, the area where the extension is to be built is flat. To the rear is garden laid to lawn and the frontage is mix of lawn with a driveway accommodating off street parking.

For the purposes of planning policy consideration, the application site is located within the Leek Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

To raise the roof height by 1 metre to enable the removal of existing voids to gain floor space and allow for the reconfiguration of the living space on all floors. To extend the property to the side allows for a large open plan kitchen at ground floor and master bedroom with ensuite above. Squaring off the front elevation with an extension enlarges the garage, increasing the floorarea of the playroom and the creation of an additional bedroom.

Alterations have already been approved under permission SMD/2021/0319, that approval incorporated flat roof dormers to the front and rear and two storey side extension with a stepped down roofline. This application seeks alterations to the dormer with the addition of a pitched roof and the side extension will not be stepped down - with the roof height raised across encompassing the extension. The proposed palette of material finishes remains tiles and brick to match the existing dwelling and the addition of render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

S01 Spatial Objectives
 SS1 Development Principles
 SS2 Settlement Hierarchy
 SS5 Leek Area Strategy
 DC1 Design Considerations
 H1 New Housing Development
 NE1 Biodiversity and Geological Resources
 T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

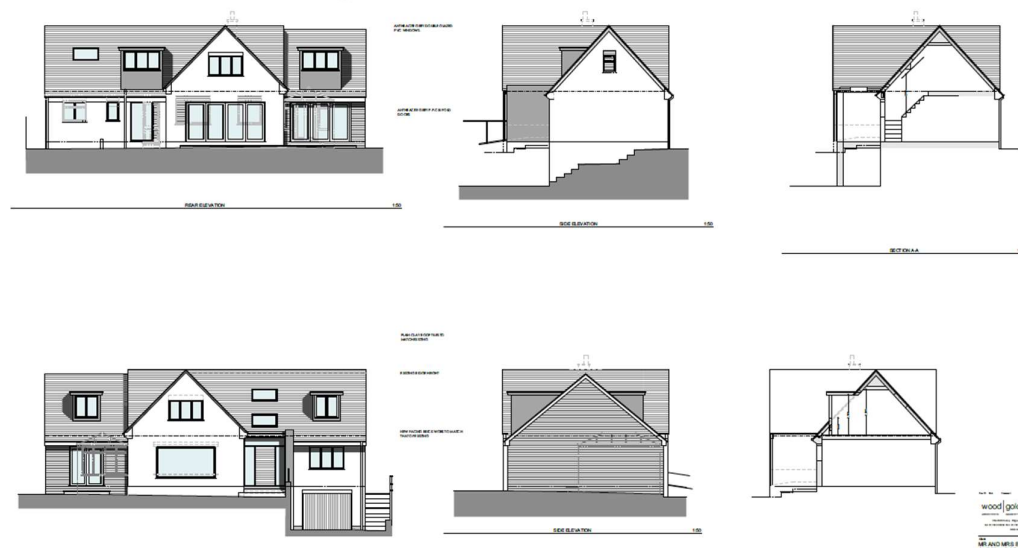
National Planning Policy Framework

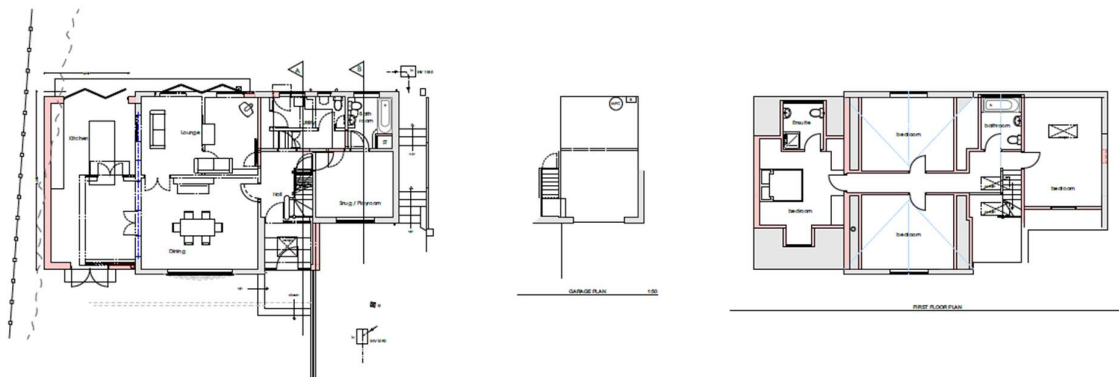
Including sections -

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Previous approval SMD/2021/0319
 Scheme L plans dwg ref 4743-01-06
 Scheme L elevations dwg ref 4743-01-07





CONSULTATIONS

Publicity

Site Notice expiry date: 28 October 2022

Neighbour re-consultation period ends: 19/10/2022

Public Comments

One representation received during the determination period from occupants of 10 Curzon Rise, requesting clarification that the gable window serving bedroom 4 would be obscure glazed.

Town / Parish Comments

No objections

Staffordshire County Council Highways

No objections and no conditions are requested

Severn Trent Water

No objections, informative will be inserted to inform applicant relating to sewer guidance information.

OFFICER COMMENTS

Principle of Development

Within the Leek town development boundary there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the

considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact

There are design objections to the proposal. The raised roofline is dominant and consumes the original dwelling. Together with the mass of the extension and dormer alterations, the form of the existing dwelling is assimilated within the new reconfigured dwelling. The alteration to the pitch of the dormers and their proportions are prominent. The introduction of render on the front elevation is acceptable, as previously approved on the extant permission.

The principle of a two storey side extension has already been approved, but that followed negotiation and amendments to design and agreed alterations that are subordinate and sympathetic to the host dwelling.

The adopted Staffordshire Moorlands Design Guide SPD states at para 5.5 *“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help..... The smaller the parent building, the fewer the options for extension..... Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character”*

In this case it is considered that the proposed extensions will not be subordinate to the original building in terms of size and massing and will consume it to a point which destroys its character. Design advice in the SPD relating to ridge heights has not been followed.

The raising of the roof increases the overall massing, and without a step in roofline there is no gradual transition in building form from the split level dwelling to the adjacent bungalow, making for an overbearing form of development on the boundary and an abrupt increase in building height. Visually on the streetscene this property is elevated above street level, the alterations increase prominence and visibility on the streetscene.

The increased ridge height will make the dwelling appear incongruous and out of place when viewed alongside the neighbouring dwellings, especially immediately alongside the lower roof height of the neighbour and will serve to emphasise and draw attention to this difference in roof height.

The overall design of the proposed development is considered not to be subordinate in terms of design and massing and does not respect the dominance of the original building, thus is considered not to positively enhance the character and appearance of the area – thereby contrary to policy DC1 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide SPD 2018.

Amenity

The proposed plan shows additional windows looking to front and rear, a scenario already in situ. Notwithstanding the proposed first floor plan showing a gable window serving bedroom 4, the elevations shows this bricked up - in order to protect

neighbour amenity, it will be conditioned that no windows be inserted on either gable without permission. (It is noted that the extant permission shows no gable end windows serving bedrooms).

In terms of level of privacy and neighbour amenity, the status quo remains unchanged, and the proposal is considered acceptable.

The amenity of occupants of the neighbouring properties is not considered to be adversely affected by this proposed development in terms of loss of light or overlooking. The increased height close to the boundary would be considered overbearing for the occupants of the neighbouring bungalow.

Highway Safety

None

Highway Parking

Approval of this application would not result in the intensification of use of the property. No part of the application will reduce the on-site parking space.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is refused.

OFFICER RECOMMENDATION: Refuse

Case Officer: P. Twigg

Recommendation Date: 15.11.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council