

## DELEGATED DECISION REPORT

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**SMD/2022/0579**  
**Valid 27/10/2022**

**4 BOURNE PLACE**  
**LEEK**

**DEMOLITION OF EXISTING  
GARAGE WITH PROPOSED  
SINGLE STOREY SIDE  
EXTENSION.**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Amenity
- Highway Safety

### DESCRIPTION OF SITE

The proposed site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Leek West Ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Bourne Place and a section of Westwood Heath Road. No. 3 Bourne Place lies to the North of the proposed site and No. 5 Bourne Place is situated to the South. The rear curtilage of the site backs on to the curtilage of No. 41, No. 43, No. 45, No. 47 and No. 49 Westwood Heath Road, as well as No. 3 and No. 5 Oakwood Road to the East. The Bourne Place highway runs adjacent to the Western curtilage of the site.

The established character of the original estate has been retained.

### PROPOSAL

The proposed development comprises a single storey side extension on the South facing side elevation of the dwellinghouse. A single storey garage outbuilding would be demolished to create sufficient space for the extension. The proposed extension would allow for a utility room, a W/C / shower room and storage space on the ground floor. It would have a small pitched roof element to the front of the extension, progressing into a flat roof towards the rear. The proposed side extension would have a length of 4.8 metres across the Southern side elevation and would protrude beyond the side elevation of the dwellinghouse by 3.32 metres. The total maximum height of the single storey side extension would be approximately 3.1 metres and the maximum eaves height would be approximately 2.3 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including brick, tiles and white uPVC.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Staffordshire Moorlands Local Plan (Adopted 2020)**

SS1 Development Principles  
1a Presumption in Favour of Sustainable Development  
SS2 Settlement Hierarchy  
SS5 Leek Area Strategy  
DC1 Design Considerations  
T1 Development and Sustainable Transport

### **National Planning Policy Framework**

Paragraph(s) 1 – 14  
Section(s) 4 – Decision making, 12 – Achieving well designed places

### **Staffordshire Moorlands Design Guide SPD**

Part 5 – Alterations, Extensions and Conversions

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

N/A

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 22/12/2022  
Neighbour consultation period ends: 01/12/2022  
Press Advert: N/A

### **Public Comments**

No public comments have been received by the Council.

### **Town / Parish Comments**

No comments have been received from Leek Town Council.

## **OFFICER COMMENTS**

### **Principle of Development**

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Leek. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the market town of Leek, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

### **Design**

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The proposed development comprises a single storey side extension on the

Southern side elevation. The proposed extension would allow for a utility room, a W/C / shower room and storage space on the ground floor. It would have a small pitched roof element to the front of the extension, progressing into a flat roof towards the rear. The proposed side extension would have a length of 4.8 metres across the Southern side elevation and would protrude beyond the side elevation of the dwellinghouse by 3.32 metres. The total maximum height of the single storey side extension would be approximately 3.1 metres and the maximum eaves height would be approximately 2.3 metres.

For a development to be considered appropriate in terms of its size and massing, the Council would expect to see extensions subordinate to the dominance of the original building. As the proposed extension is only a single storey, it would naturally have a subordinate relationship with the host dwellinghouse. The extension would be set back from the principal elevation of the dwellinghouse, demonstrating its subordinate nature to the parent dwelling. The eaves and maximum height of the proposed extension would be set down from the parent building, thus reiterating that it would be considered appropriate development in accordance with the Council's Design SPD. Thus, the addition of the proposed extension to the existing dwellinghouse would be acceptable on design grounds, as it will clearly be read as an extension without competing with the proportions of the main house.

The proposed extension would incorporate a dummy pitched roof to the front; the visible elevation to the public domain. The rest of the roof of the extension as it progresses towards the rear would be a flat roof. Although the Council would not usually be supportive of a flat roof extension as it would not be in line with the Staffordshire Moorlands Design Guide SPD, I note that the flat roof element of the extension would not be visible amongst the street scene. The dummy pitch roof at the front of the extension would give the illusion that it does not have a flat roof, completely eradicating any visibility of the flat roof element of the extension. Furthermore, the host dwelling sits at an angle to the highway which serves it, also aiding in reducing the visibility of the flat roof. Thus, in this instance, the flat roof element of the extension is considered acceptable.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. A prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brick, tiles and white uPVC would be used in the construction of the proposed extension. Therefore, the materials are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene, not detracting from the character of the original estate.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

## **Amenity**

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to

achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 3 Bourne Place to the North and No. 5 Bourne Place to the South. Thus, assessment of amenity impact will be required on the two direct neighbouring dwellinghouses to the sides of the site. As there are neighbours with adjoining curtilages to the site at No. 41, No. 43, No. 45, No. 47 and No. 49 Westwood Heath Road, as well as No. 3 and No. 5 Oakwood Road to the East, the amenity of these neighbours should also be assessed.

The proposed single storey extension would not impact the amenity of the neighbours at No. 3 Bourne Place. As the neighbouring dwellinghouse is positioned to the North of the site, the single storey southern side extension will not cause any loss of sunlight.

Due to the East to West sunlight trajectory, the proposed side extension could cause slight overshadowing on the neighbour at No. 5 Bourne Place during the earlier hours of the day. I note that the proposed extension would be stepped off the common boundary between the site and No. 5, being positioned approximately 8.7 metres from the side elevation of this neighbouring dwelling. Thus, it is considered that the distance between the extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted. Furthermore, I note that the neighbouring dwelling at No. 5 is on a higher ground level than the site, reiterating the fact that a single storey extension would not impact light amenity of this neighbour. From these observations, it becomes apparent that the amenity of the neighbours at No. 5 Bourne Place would not be adversely impacted by the proposed extension.

There would be no side windows incorporated into the side elevation of the proposed extension which would face the neighbours at No. 3 or No. 5 Bourne Place. Therefore, the aforementioned neighbours' privacy would not be impacted at all.

Although the curtilages of No. 41, No. 43, No. 45, No. 47 and No. 49 Westwood Heath Road, as well as No. 3 and No. 5 Oakwood Road adjoin the application site, the substantial distance and oblique angles of their positioning from the site indicate that their light and privacy amenity would not be adversely impacted.

Overall it is considered that the residential amenity of the surrounding neighbours would not be adversely affected.

## **Highway Safety**

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street

parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed extension would be to the side of the dwelling, the available off road parking, comprising two off road spaces to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

### **CONCLUSION / PLANNING BALANCE**

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

**OFFICER RECOMMENDATION:      APPROVE**

**Case Officer: Hannah Hollins**

**Recommendation Date: 21/12/2022**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**