

DELEGATED DECISION REPORT

SMD/2022/0531
Valid 23/09/2022

36 COOPERS CLOSE
LEEK

SINGLE STOREY SIDE
EXTENSION TO DWELLING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- highways
- neighbour amenity

DESCRIPTION OF SITE

‘Link-detached’ two storey 1960s estate dwelling. End of row corner plot with attached side garage.

PROPOSAL

Small single storey extension forward of the side garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Other Rural Areas Area Strategy
DC1 Design Considerations
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG

- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None on recent record.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.11.22

Neighbour consultation period ends: 29.10.22

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council – no objection / not considered un-neighbourly

Staffordshire County Council Highways

The proposed extension at 3.4m deep by 2.6m wide will encroach into the current parking area.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of three bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

It is considered there will be sufficient parking space on the remaining driveway to accommodate parking for 2 vehicles and meets with the Parking Standards.

OFFICER COMMENTS

Principle of Development

Within the town development boundary therefore acceptable in principle. Main issue is design.

Design

As first proposed this extension presented a blank wall the front elevation. Whilst not wholly objectionable, and arguably comparable to a garage door as seen in many of the neighbours, it was suggested that a small window might be switched from the side to the front and this has been taken up by the applicant.

The extension would align with the main two storey front elevation without being recessed but as there is an original ground floor porch projection the extension would be recessed relative to this. Although flat roof extensions are not normally supported, as set out in the adopted Design guide, in this case a substantial hedge forms the boundary with the highway which adequately screens the development when viewed from the street scene. Moreover the existing garage (to be converted to a store) is also flat roofed and therefore the new extension will continue this particular form of development. Overall the development would not harm the visual character of the street scene to an unacceptable degree.

Amenity

There should be no adverse impacts for neighbours. The garden space is not significantly reduced for the application dwelling. The windows would be positioned at a distance to ensure that the surrounding neighbours are not unduly harmed.

Highway Safety

Given the HO comments no issues arise, sufficient parking, despite the loss of the garage would remain on the driveway to serve the dwelling.

CONCLUSION / PLANNING BALANCE

Approve revised drawing 2207 10 02 C.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 31st January 2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council